



City of San Antonio

Agenda Memorandum

File Number:15-5847

Agenda Item Number: 18.

Agenda Date: 11/18/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Balcones Creek Ranch Unit 6, Enclave 150289

SUMMARY:

Request by Jay Hanna, HM Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch Unit 6, Enclave Subdivision, generally located south of the intersection of Interstate Highway 10 West and George Beere. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 4,, 2015
Owner: Jay Hanna, HM Leonard Development, Inc.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

Master Development Plans:

MDP 003-12, Balcones Creek Ranch, accepted on January 22, 2013

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning

Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 16.79 acre tract of land, which proposes Forty six (46) single-family residential lots, and two (2) non-single-family residential lots approximately one thousand nine hundred sixty-seven (1,967) linear feet of private streets.