



City of San Antonio

Agenda Memorandum

File Number:15-5864

Agenda Item Number: 2.

Agenda Date: 11/18/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Two Creeks, Unit 13-A-15 (Enclave)140306

SUMMARY:

Request by Lloyd A. Denton, Jr., Bitterblue-Two Creeks North, Ltd., for approval to subdivide a tract of land to establish Two Creeks, Unit 13-A-15 (Enclave) Subdivision, generally located northeast of Two Creeks and Baywater Stage. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: November 5, 2015
Owner: Lloyd A. Denton, Jr., Bitterblue-Two Creeks North, Ltd
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 15-00038, Two Creeks, accepted on November 9, 2015

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 the 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 15.669 acre tract of land, which proposes forty-five (45) single-family residential lots, and approximately one thousand eight hundred seventy-eight (1,878) linear feet of private streets.