



# City of San Antonio

## Agenda Memorandum

**File Number:**16-4468

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**Agenda Item Number:** 5.

**Agenda Date:** 9/14/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Blackbuck Ranch Phase 1 Unit 1 PUD      160045

**SUMMARY:**

Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 1 PUD Subdivision, generally located southwest of the intersection of Huntress Lane and Villa Agua. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department.

**BACKGROUND INFORMATION:**

Council District:      ETJ  
Filing Date:      September 7, 2016  
Owner:      Jay Patterson, Southerland Canyons II, LLC  
Engineer/Surveyor:      Jones/Carter Engineers  
Staff Coordinator:      Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 16-00007, Blackbuck Ranch Phase 1, approved on September 12, 2016

**Access:**

Plat No. 160025, The Canyons at Scenic Loop PUD, Unit 6C, provides access to the proposed project subject to this request. Thus, Plat No. 160045 must be approved and recorded prior to the proposed plat (No. 160024).

**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.

It is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County

as of Court Order on July 22, 2008.

**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 44.681 acre tract of land, which proposes fifty-four (54) single-family residential lots and three (3) non-single family residential lots, and approximately four thousand eight hundred thirty-two (4,832) linear feet of private streets.