



City of San Antonio

Agenda Memorandum

File Number: 17-2440

Agenda Item Number: 8.

Agenda Date: 4/26/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Blackbuck Ranch Phase I Unit 3 Enclave 170064

SUMMARY:

Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 3 Enclave Subdivision, generally located southwest of Kendall Canyon and Edens Canyon. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 17, 2017
Owner: Jay Patterson, Southerland Canyons II, LLC
Engineer/Surveyor: Jones/Carter 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 16-00007, Blackbuck Ranch Phase I, accepted on September 12, 2016

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).

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 30.715 acre tract of land, which proposes two (2) non-single-family residential lots, thirty-five (35) single-family residential lots, and approximately three thousand one hundred fifty-eight (3,158) linear feet of private streets.