



# City of San Antonio

## Agenda Memorandum

**File Number:**18-1087

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**Agenda Item Number:** 8.

**Agenda Date:** 1/10/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Two Creeks, Unit 13B & 17 (Enclave) 170171

**SUMMARY:**

Request by Lloyd A. Denton Jr., Bitterblue - Two Creeks North, LTD., for approval to replat and subdivide a tract of land to establish Two Creeks, Unit 13B & 17 (Enclave) Subdivision, generally located southwest of the intersection of Two Creeks and Two Springs. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 12, 2017  
Owner: Lloyd A. Denton Jr., Bitterblue - Two Creeks North, LTD.  
Engineer/Surveyor: Pape Dawson Engineers, Inc.  
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 814-C, Two Creeks Subdivision, accepted on May 4, 2012

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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, and the Garrison Commander did not provide a response.

**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 19.85 acre tract of land, which proposes seventy-four (74) single-family residential lots, (2) two non-single-family residential lots and approximately three thousand two hundred twenty (3,220) linear feet of private streets.