



City of San Antonio

Agenda Memorandum

File Number:18-1095

Agenda Item Number: 16.

Agenda Date: 1/10/2018

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Balcones Creek Ranch IH-10, Enclave 170482

SUMMARY:

Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat a tract of land to establish Balcones Creek Ranch IH-10, Enclave Subdivision, generally located southwest of the intersection of IH-10 West and Balcones Creek. 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: Jay Hanna, HM Leonard Development, Inc.
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 003-12, Balcones Creek Ranch, accepted on January 22, 2013

Notices:

To the present, staff has received (3) three 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 object to the subject property.

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 Replat that consists of 11.286 acre tract of land, which proposes two (2) non-single-family residential lots.