



City of San Antonio

Agenda Memorandum

File Number:18-5376

Agenda Item Number: 2.

Agenda Date: 9/26/2018

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Balcones Creek Ranch-Unit 8, Enclave 170138

SUMMARY:

Request by Jay Hanna, H.M. Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch-Unit 8, Enclave Subdivision, generally located southwest of Balcones Creek and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: September 11, 2018
Owner: Jay Hanna, H.M. Leonard Development, Inc.
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 003-12, Balcones Creek Ranch, accepted on January 22, 2013

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.

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 17.402 acre tract of land, which proposes sixty-six (66)

single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand three hundred eighty (2,380) linear feet of private streets.