



City of San Antonio

Agenda Memorandum

File Number:20-6636

Agenda Item Number: 14.

Agenda Date: 11/18/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

The Shops at Babcock 20-11800150

SUMMARY:

Request by Blake Honigblum (Agent), Abiso Development LLC for Maha Laxmi, LTD, Hedad Inc. & Miller Sam S., for approval to replat and subdivide a tract of land to establish The Shops at Babcock Subdivision, generally located southwest of the intersection of Loop 1604 and Babcock Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: October 26, 2020

Owner: Blake Honigblum (Agent), Abiso Development LLC for Maha Laxmi, LTD, Hedad Inc. & Miller Sam S

Engineer/Surveyor: KFW Engineers and Surveying

Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

ANALYSIS:

Zoning:

"C-3" General Commercial District

Master Development Plans:

POADP 451, 1604/Babcock Enterprise Zone, accepted on January 19, 1995.

Aquifer Review:

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report. No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Military Awareness Zone:

The subject property lies within the Camp Bullis Military 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 Replat and Subdivision Plat that consists of 19.72 acre tract of land, which proposes five (5) non-single-family residential lots.