



City of San Antonio

Agenda Memorandum

File Number:20-7291

Agenda Item Number: 14.

Agenda Date: 1/13/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Tacara Dove Creek MF 20-11800137

SUMMARY:

Request by Paul Blackburn, SA Dove Creek Ranch, LTD. and Darren Casey, DCI Developers, LLC, for approval to replat a tract of land to establish Tacara Dove Creek MF Subdivision, generally located generally located southwest of the Empresario Drive and Waterstone Place. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	December 16, 2020
Owner:	Paul Blackburn, SA Dove Creek Ranch, LTD. and Darren Casey, DCI Developers, LLC,
Engineer/Surveyor:	Pape Dawson, Engineers
Staff Coordinator:	Daniel Hazlett, Planning Coordinator, (210) 207-8270

ANALYSIS:

Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable. The plat is located within the Lackland Extraterritorial Jurisdiction Military Protection Area (ETJMPA-2) and has a future land use classification of "Medium Density Residential."

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 Lackland 3-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Lackland 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 15.987 acre tract of land, which proposes one (1) non-single-family residential lot.