



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

LAND-PLAT-24-11800209 (Honeycomb Flats)

**SUMMARY:**

Request by Benjamin Gheliuc, for approval to replat a tract of land to establish Honeycomb Flats Subdivision, generally located southeast of the intersection of Huebner Road and Vance Jackson Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 8

**Filing Date:** August 16, 2024

**Owner:** Benjamin Gheliuc

**Engineer/Surveyor:** UP Engineering and Surveying  
**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**ANALYSIS:**

**Zoning:**If ICL add: "R-6" Residential Single-Family District  
**Master Development Plan:** N/A  
**Acreage:** .886  
**Number of Residential Lots:** 6  
**Number of Non-Residential Lots:** 0  
**Linear Feet of Streets:** 0  
**Street Type:** NA

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**Notices:** 20 notices mailed to property owners within 200 feet of area being replatted.

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.