



City of San Antonio

Legislation Details (With Text)

File #: 18-6926

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 12/19/2018

Title: 180221: Request by Felipe Gonzales, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision, generally located northwest of the intersection of Desperado Way and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat-180221 CR_U2_Mylar_Plat_Optimized, 2. ARMY LTR-2018 Oct 26 Ltr to TCI re Gate 5 Safety FINAL R-180221, 3. ARMY LTR-2018 Oct 26 Ltr to TXDOT re Gate 5 Safety FINAL R-180221

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Cielo Ranch Unit 2 Subdivision 180221

SUMMARY:
Request by Felipe Gonzales, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision, generally located northwest of the intersection of Desperado Way and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
Council District: ETJ
Filing Date: December 5, 2018
Owner: Felipe Gonzales, Pulte Homes of Texas, L.P.
Engineer/Surveyor: M.W. Cude Engineers, L.L.C.
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:
Zoning:
The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

Master Development Plans:
MDP 17-00013, Gombert Tract Subdivision, accepted on August 9, 2017.

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.

The applicant acknowledges receiving the response from the Garrison Commander, and indicated their proposed primary driveway and turn-in lane area is directly across from our only munitions truck ingress and egress gate (gate 5). The Army has a significant concern over safety unless this access is controlled by a traffic light, and this should be done early on in the development phasing.

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 16.23 acre tract of land, which proposes two (2) non-single-family residential lots, and approximately three thousand six hundred twenty-nine (3,629) linear feet of public streets.