



City of San Antonio

Legislation Details (With Text)

File #: 19-1122

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 12/19/2018

Title: 180227: Request by Felipe Gonzales, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision Unit 3, generally located north of the intersection of Interstate Highway 10 West 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_v1_DSD - Letter of Certification_2018-12-10_CR_U3_Mylar_Plat_Optimized

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

Cielo Ranch Subdivision Unit 3 180227

SUMMARY:

Request by Felipe Gonzales, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision Unit 3, generally located north of the intersection of Interstate Highway 10 West 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 10, 2018
Owner: Felipe Gonzales, Pulte Homes of Texas, LP.
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.

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 22.16 acre tract of land, which proposes one hundred and eight (108) single-family residential lots, four (4) non-single-family residential lots, and approximately three thousand four hundred fifty-three (3,453) linear feet of public streets.