



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7547  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 10/23/2019

**Title:** 19-11800085: Request by Edward L. Sherfey, VPH Properties, Ltd., for approval to subdivide a tract of land to establish Vista Point Heights Phase 1 Subdivision, generally located southeast of the intersection of Elm Valley Drive and Vista Grove. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FINAL PLAT

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Vista Point Heights Phase 1 19-11800085

**SUMMARY:**  
 Request by Edward L. Sherfey, VPH Properties, Ltd., for approval to subdivide a tract of land to establish Vista Point Heights Phase 1 Subdivision, generally located southeast of the intersection of Elm Valley Drive and Vista Grove. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 4  
 Filing Date: October 2, 2019  
 Owner: Edward L. Sherfey, VPH Properties, Ltd.  
 Engineer/Surveyor: Sherfey Engineering Company, LLC.  
 Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**  
**Zoning:**  
 “R-6” Residential Single-Family District

**Master Development Plans:**  
 MDP 19-11100007, Vista Point Heights Subdivision, pending approval.

**Military Awareness Zone:**  
 The subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the

executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was 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 8.30 acre tract of land, which proposes forty-five (45) single-family residential lots and approximately one thousand three hundred twelve (1,312) linear feet of public streets.