



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3553

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/10/2020

**Title:** 180383: Request by James H. Japhet, NAPA Oaks SA, Ltd. for approval to subdivide a tract of land to establish NAPA Oaks, Unit-7 PUD Subdivision, generally located southeast of the intersection of Monterey Falls and Versant Hills. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@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:**  
NAPA Oaks, Unit-7 PUD 180383

**SUMMARY:**  
Request by James H. Japhet, NAPA Oaks SA, Ltd. for approval to subdivide a tract of land to establish NAPA Oaks, Unit-7 PUD Subdivision, generally located southeast of the intersection of Monterey Falls and Versant Hills. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: May 19, 2020  
Owner: James H. Japhet, NAPA Oaks SA, Ltd.  
Engineer/Surveyor: Macina Bose Copeland & Associates, Inc.  
Staff Coordinator: Kallie Ford, Planner, (210) 207-8302

### ANALYSIS:

#### Zoning:

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

#### Master Development Plans:

MDP 041-06A, Arthur Tract, accepted on November 10, 2010.  
PUD 09-001A, NAPA Oaks, approved on November 2, 2010.

#### 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 8.283 acre tract of land, which proposes twenty-five (25) single-family residential lots, one (1) non-single-family residential lot and approximately one thousand two hundred thirty (1,230) linear feet of private streets.