



City of San Antonio

Legislation Details (With Text)

File #: 20-4790

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 8/26/2020

Title: 19-11800025: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 5, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@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:
Cielo Ranch, Unit 5 19-11800025

SUMMARY:
Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 5, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: August 11, 2020
Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P.
Engineer/Surveyor: M.W. Cude Engineers, LLC
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 17-00013.01, Gombert Tract, accepted on February 14, 2019.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 Replat and Subdivision plat that consists of 20.43 acre tract of land, which proposes eighty (80) single-family residential lots, seven (7) non-single family residential lot, and approximately three thousand four hundred fifty two (3,452) linear feet of public streets.