



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6583

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2020

**Title:** Land Plat 19-11800181: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subdivision, Unit 7, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@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 Subdivision, Unit 7 Land Plat 19-11800181

**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 Subdivision, Unit 7, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 27, 2020  
Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: M.W. Cude Engineers  
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

**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 Subdivision, 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 13.57-acre tract of land, which proposes fifty-five (55) single-family residential lots, three (3) non-single-family residential lots and approximately one thousand nine hundred ninety-two (1,992) linear feet of public streets.