



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4923

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/28/2021

**Title:** 21-11800101: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd, Unit 5A, generally located northwest of the intersection of IH-10 and Ralph Fair Road. 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:**  
Cielo Ranch Subd, Unit 5A 21-11800101

**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 Subd, Unit 5A, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: July 6, 2021  
Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: M.W. Cude Engineers, LLC  
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 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 0.975 acre tract of land, which proposes five (5) single-family residential lots.