



City of San Antonio

Agenda Memorandum

File Number:17-1125

Agenda Item Number: 2.

Agenda Date: 1/11/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Vista Bella Unit 2B-1, Enclave 150568

SUMMARY:

Request by Veryl Lee Darnold, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 2B-1, Enclave, generally located northwest of the intersection of Canyon Gold Road and Solitude Cove. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 3, 2017
Owner: Veryl Lee Darnold, Pulte Homes of Texas, L.P.
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 007-12, Krause Tract, accepted on December 10, 2012

Aquifer Review:

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT [2]). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Military Awareness Zone:

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

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 8.127 acre tract of land, which proposes twenty-four (24) single-family residential lots, two (2) non-single-family residential lots, and approximately one thousand forty-nine (1,049) linear feet of private streets.