



City of San Antonio

Agenda Memorandum

File Number: 17-1777

Agenda Item Number: 3.

Agenda Date: 3/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Cresta Bella Unit 4C Enclave 160318

SUMMARY:

Request by Daniel Hill, 242 Cresta Bella GP, LLC., for approval to replat a tract of land to establish Cresta Bella Unit 4C Enclave Subdivision, generally located northwest of the intersection of Cresta Avenida and Cresta Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: February 16, 2017
Owner: Daniel Hill, 242 Cresta Bella GP, LLC
Engineer/Surveyor: Kavanaugh Consulting, LLC
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

“MF-25 MSAO-1 MLOD” Multi-Family Military Sound Attenuation Overlay Military Lighting Overlay District

Master Development Plans:

MDP 12B-06, 412.85 Acre Tract at IH10 and Camp Bullis, accepted on August 19, 2008

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 that consists of a 13.994 acre tract of land, which proposes thirty nine (39) single family residential lots, three (3) non-single family residential lots, and approximately one thousand eighty three (1,083) linear feet of private streets.