



# City of San Antonio

## Agenda Memorandum

**File Number:**17-3061

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**Agenda Item Number:** 4.

**Agenda Date:** 5/10/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

NAPA Oaks, Unit-5 P.U.D. 160264

**SUMMARY:**

Request by James H. Japhet, NAPA Oaks SA, Ltd., for approval to subdivide a tract of land to establish NAPA Oaks, Unit-5 P.U.D. Subdivision, generally located north of the intersection of Gelvani Vina and Versant Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: April 24, 2017  
Owner: James H. Japhet, NAPA Oaks SA, Ltd.  
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc.  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 041-06A, Arthur Tract, accepted on November 11, 2010  
PUD 09-001A, NAPA Oaks, approved on November 02, 2010

**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 4.51 acre tract of land, which proposes seventeen (17) single-family residential lots, and approximately five hundred eighty (580) linear feet of private streets.