



# City of San Antonio

## Agenda Memorandum

**File Number:**17-3627

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**Agenda Item Number:** 9.

**Agenda Date:** 6/14/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Vista Bella Unit 3, Enclave 170122

**SUMMARY:**

Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 3, Enclave Subdivision, generally located west of the intersection of Vista Placera and Vista Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 30, 2017  
Owner: Blake Harrington, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 14-00043, Krause Tract, accepted on January 19, 2016

**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:**

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 Subdivision Plat that consists of 7.441 acre tract of land, which proposes twenty seven (27) single family residential lots, three (3) non-single-family residential lots, and approximately one thousand one hundred sixteen (1,116) linear feet of private streets.