



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1122

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**Agenda Item Number:** 8.

**Agenda Date:** 12/19/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Cielo Ranch Subdivision Unit 3 180227

**SUMMARY:**

Request by Felipe Gonzales, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish Cielo Ranch Subdivision Unit 3, generally located north of the intersection of Interstate Highway 10 West and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 10, 2018  
Owner: Felipe Gonzales, Pulte Homes of Texas, LP.  
Engineer/Surveyor: M.W. Cude Engineers, L.L.C.  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**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, Gombert Tract Subdivision, accepted on August 9, 2017.

**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 22.16 acre tract of land, which proposes one hundred and eight (108) single-family residential lots, four (4) non-single-family residential lots, and approximately three thousand four hundred fifty-three (3,453) linear feet of public streets.