



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1185

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**Agenda Item Number:** 4.

**Agenda Date:** 1/9/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Indian Springs Estates NW, U 7 PUD 170416

**SUMMARY:**

Request by Sean Miller, Pulte Holmes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, U 7 PUD Subdivision, generally located northeast of the intersection of Seminole Wind and Bright Skies. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 18, 2018  
Owner: Sean Miller, Pulte Holmes 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 749A, Indian Springs Estates North, accepted on April 11, 2013  
PUD 14-00007, Indian Springs Estates North, approved on April 11, 2013

**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. At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

**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 13.77 acre tract of land, which proposes thirty-seven (37) single-family residential lots, three (3) non-single-family residential lots, and approximately one thousand four hundred eighty-five (1,485) linear feet of private streets.