



# City of San Antonio

## Agenda Memorandum

**File Number:**19-4230

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**Agenda Item Number:** 3.

**Agenda Date:** 5/22/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Terra Falls PUD 180365

**SUMMARY:**

Request by David Pugsley, 123 Heuermann LLC, for approval to subdivide a tract of land to establish Terra Falls PUD Subdivision, generally located northeast of the intersection of Heuermann Road and Bella Sky. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: May 13, 2019  
Owner: David Pugsley, 123 Heuermann LLC  
Engineer/Surveyor: Red & Black Engineering Group, LLC  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

“PUD RM-4” Planned Unit Development Residential Mixed District

**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 6.121 acre tract of land, which proposes eighteen (18) single-family residential lots, four (4) non-single-family residential lots and approximately seven hundred thirty-five (735) linear feet of private streets.

