



City of San Antonio

Agenda Memorandum

File Number:20-4790

Agenda Item Number: 4.

Agenda Date: 8/26/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Cielo Ranch, Unit 5 19-11800025

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 5, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: August 11, 2020
Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P.
Engineer/Surveyor: M.W. Cude Engineers, LLC
Staff Coordinator: Chris McCollin, Senior 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 17-00013.01, Gombert Tract, accepted on February 14, 2019.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 Replat and Subdivision plat that consists of 20.43 acre tract of land, which proposes eighty (80) single-family residential lots, seven (7) non-single family residential lot, and approximately three thousand four hundred fifty two (3,452) linear feet of public streets.