



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6109

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**Agenda Item Number:** 3.

**Agenda Date:** 10/28/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Cielo Ranch, Unit 10 19-11800186

**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 10, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 6, 2020  
Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: M.W. Cude Engineers, LLC  
Staff Coordinator: Kallie Ford, Planner, (210) 207-8302

**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 12.35 acre tract of land, which proposes sixty-nine (69) single-family residential lots, one (1) non single-family residential lot, and approximately two thousand one hundred fifty three (2,153) linear feet of public streets.