



City of San Antonio

Agenda Memorandum

File Number:15-3234

Agenda Item Number: 5.

Agenda Date: 5/27/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Fallbrook Unit 3, Enclave 140343

SUMMARY:

Request by Ian Cude, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Fallbrook Unit 3, Enclave Subdivision, generally located northeast of the intersection of Old Fredericksburg Road and Sable Run. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: May 19, 2015
Owner: Ian Cude, Chtex of Texas, Inc.
Engineer/Surveyor: Pape-Dawson, Engineers
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

Master Development Plans:

MDP 002-12, Fallbrook, accepted on May 22, 2012.

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.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order).

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 16.173 acre tract of land, which proposes fifty-four (54) single-family residential lots, two (2) non- single family lots and approximately two thousand seventy-eight (2,078) linear feet of private streets.