



City of San Antonio

Legislation Details (With Text)

File #: 17-6426
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 12/13/2017

Title: 160609: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge Subd. Unit 12R PUD Subdivision, generally located at the intersection of Ray Ellison Drive and Sol Trace. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160609- Solana Ridge Subd. Unit 12R PUD

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Solana Ridge Subd. Unit 12R PUD 160609

SUMMARY:
 Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge Subd. Unit 12R PUD Subdivision, generally located at the intersection of Ray Ellison Drive and Sol Trace. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: 4
 Filing Date: November 20, 2017
 Owner: Leslie Ostrander, Continental Homes of Texas, L.P.
 Engineer/Surveyor: Civil Engineering Consultants
 Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:
Zoning:
 “R-4 PUD and R-5” Single-Family Residential Planned Unit Development

Master Development Plans:
 MDP 804-B, Solana Ridge Subdivision, accepted on September 4, 2012
 PUD 17-00003.00, Solana Ridge Unit 12R PUD, approved on September 13, 2017

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 JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was 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 42.838 acre tract of land, which proposes eighty-five (85) single-family residential lots, five (5) non-single-family residential lots and approximately two thousand five hundred twenty-four (2,524) linear feet of public streets.