



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3268

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** 180509: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 3B, Enclave, generally located northeast of Culebra Road and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Valley Ranch Unit-3B, Enclave 180509

**SUMMARY:**  
Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 3B, Enclave, generally located northeast of Culebra Road and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 7, 2020  
Owner: Leslie Ostrander, CHTEX of Texas, Inc.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

**ANALYSIS:**

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

**Master Development Plans:**  
MDP 14-00005.01, Kallison Ranch, accepted on June 7, 2018.

**Notices:**  
To the present, staff has not received any written responses in opposition from the surrounding property

owners.

**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 13.397 acre tract of land, which proposes thirty seven (37) single-family residential lots, two (2) non-single-family residential lot, and approximately eight hundred fifty-three (853) linear feet of private streets.