



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4339

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 8/12/2020

**Title:** 18-900038: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Solana Ridge Subdivision Unit 16 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@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:**  
Solana Ridge Subdivision Unit 16 18-900038

**SUMMARY:**  
Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Solana Ridge Subdivision Unit 16 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: 4  
Filing Date: July 22, 2020  
Owner: Leslie Ostrander, Continental Homes of Texas, L.P.  
Engineer/Surveyor: Civil Engineering Consultants  
Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**  
"R-5" Residential Single-Family District

**Master Development Plans:**  
MDP 17-00026, Sims Tract, accepted on August 8, 2018.

**FEMA Study:**  
It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared by

Maestas and approved by the City of San Antonio and/or Bexar County. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 21 thru 32, Block 30, NCB 15248. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**Military Awareness Zone:**

The subject property lies within the Lackland 3-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the 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 Subdivision Plat that consists of 17.885 acre tract of land, which proposes twenty-one (21) single-family residential lots, two (2) non-single-family residential lots and approximately five hundred ninety-eight (598) linear feet of public streets.