



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1027

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**Agenda Item Number:** 4.

**Agenda Date:** 1/11/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Valley Ranch Unit 2B                      160124

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 2B Subdivision, generally located northeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District:            ETJ  
Filing Date:                December 20, 2016  
Owner:                      Leslie Ostrander, Continental Homes of Texas, L.P.  
Engineer/Surveyor:       Denham-Ramones Engineering  
Staff Coordinator:        Mercedes Rivas, Planner, (210) 207-0215

**ANALYSIS:**

**Zoning:**

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

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Master Development Plans:**

MDP 838, Kallison Ranch MDP, accepted on August 29, 2005

**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 21.924 acre tract of land, which proposes

fifty (50) single-family residential lots, five (5) non-single-family residential lots, and approximately one thousand four hundred thirty (1,430) linear feet of public streets.