



City of San Antonio

Agenda Memorandum

File Number:17-5946

Agenda Item Number: 23.

Agenda Date: 11/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Valley Ranch-Unit 7A 170254

SUMMARY:

Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 7A Subdivision, generally located southeast of the intersection of Ranch View East and Rodeo Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: October 24, 2017
Owner: Leslie Ostrander, Chtex of Texas, Inc.
Engineer/Surveyor: Pape-Dawson Engineers
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.

Master Development Plans:

MDP 14-00006, Kallison Ranch, accepted on August 13, 2014

Access:

Plat 160080, Ranch View-Unit 4, 160085, Ranch View-Unit 3 and 160086 Ranch View-Unit 2 provides access to the proposed project subject to this request. Thus, these plats must be recorded prior to the proposed plat. The proposed Plat 170254 may not be recorded until Plats 160080, 160085, and 160086 are recorded with Bexar County.

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 15.210 acre tract of land, which proposes forty-nine (49) single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand two hundred eighty (2,280) linear feet of public streets.