



# City of San Antonio

## Agenda Memorandum

**File Number:**17-6426

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**Agenda Item Number:** 7.

**Agenda Date:** 12/13/2017

**In Control:** Planning Commission

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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.