



City of San Antonio

Agenda Memorandum

File Number:20-4339

Agenda Item Number: 4.

Agenda Date: 8/12/2020

In Control: Planning Commission

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.