



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 15, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-21-11800564 (Vista Real Phase II)

SUMMARY:

Request by Bruce Whitis, WBW Single Development Group, LLC, for approval to subdivide a tract of land to establish Vista Real Phase II Subdivision, generally located southwest of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 1, 2023

Owner: Bruce Whitis, WBW Single Development Group, LLC

Engineer/Surveyor: Yalgo Engineering

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: MDP# 20-11100023, Vista Real, accepted on August 24, 2021.

Acreage: 77.67

Number of Residential Lots: 205

Number of Non-Residential Lots: 3

Linear Feet of Streets: 4,638

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code

RECOMMENDATION:

Staff recommends Approval.