



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** November 15, 2023

**In Control:** Planning Commission Meeting

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**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.