



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Whisper Falls Unit 3B 20-11800244

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 3B Subdivision, generally located southeast of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Josh Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 10, 2022

Applicant/Owner: Leslie Ostrander, Continental Homes of Texas, L.P.

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Josh Orton, Senior Planner, (210) 210-7945

ANALYSIS:

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

Master Development Plan: MDP 18-00006, Johnson 328, accepted on July 2, 2018.

ISSUE:

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 a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

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:

Approval of a Replat and Subdivision plat that consists of 28.355 acre tract of land, which proposes one hundred eighteen (118) of single-family residential lots, one (1) non-single family residential lot, and approximately five thousand seven hundred ninety five (5,795) linear feet of public streets.