



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 12, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Whisper Falls Unit 4D 20-11800246

**SUMMARY:**

Request by Leslie K. Ostrander, CHTEX of Texas, Inc. for approval to subdivide a tract of land to establish Whisper Falls Unit 4D Subdivision, generally located southeast of the intersection of Masterson Road and U.S. Highway 90. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 20, 2021

**Applicant/Owner:** Leslie K. Ostrander, CHTEX of Texas, Inc.

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Joshua Orton, Planner, 210-207-8050

**ANALYSIS:**

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

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

**ISSUE:**

**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 Subdivision plat that consists of a 31.645 acre tract of land, which proposes number (137) of single-family residential lots, number (3) non-single family residential lots, and approximately four thousand five hundred and forty-five (4,545) linear feet of public streets.