



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** November 16, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Solana Ridge LO 20-11800582

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge LO Subdivision, generally located southwest of the intersection of Loop 410 and Ray Ellison Boulevard. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** October 25, 2022.

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

**Engineer/Surveyor:** Civil Engineering Consultants

**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

**Zoning:** “R-4” Residential Single-Family District

**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.

**Notices:** To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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 30.502 acre tract of land, which proposes one hundred forty-eight (148) of single-family residential lots, one (1) non-single family residential lot, and approximately two thousand six hundred sixty-three (2,663) linear feet of public streets.