City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800582 (Riverstone - Units G5 & G6)

SUMMARY:

Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone - Units G5 & G6 Subdivision, generally located northwest of the intersection of Loop 1604 and Alamo Ranch Parkway. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 9, 2024
Applicant/Owner: Leslie K. Ostrander, Continental Homes of Texas, L.P.
Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.
Master Development Plan: MDP# 19-11100051, Westpointe West (Riverstone), accepted on June 1, 2019.
Acreage: 29.528
Number of Residential Lots: 162
Number of Non-Residential Lots: 3
Linear Feet of Streets: 5,748.25
Street Type: Public

ISSUE:

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

Access: LAND-PLAT-21-11800630, Galm Road Phase IV, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. LAND-PLAT-22-11800582 may not be recorded until LAND-PLAT-21-11800630 is recorded with the Bexar County Clerk's office.

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.