



City of San Antonio

**Agenda Memorandum**

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

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

**Agenda Date:** February 12, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-24-11800020 (Sonora – Unit 1)

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Sonora – Unit 1 Subdivision, generally located northeast of the intersection of Blue Wing Road and South Flores Road (FM 1937). Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** February 3, 2025

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

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

**Staff Coordinator:** Amiah Parson, Planner, (210)-207-5014

**ANALYSIS:**

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

**Master Development Plan:** MDP-24-11100008, Sonora MDP Amendment, accepted on May 20, 2024.

**Acreage:** 14.239

**Number of Residential Lots:** 125

**Number of Non-Residential Lots:** 3

**Linear Feet of Streets:** 2,993

**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.