



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 12, 2025

In Control: Planning Commission Meeting

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.