



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800045 (Brook Stone Creek-Unit 2F)

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Brook Stone Creek-Unit 2F Subdivision, generally located southwest of the intersection of Cibolo Vista and Evans Road. Staff recommend Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 17, 2024

Owner: Leslie 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 #20-11100001 Schwab Tract, accepted on December 18, 2020.

Acreage: 10.736

Number of Residential Lots: 67

Number of Non Residential Lots: NA

Linear feet of Streets: 1,552.78

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).

Aquifer Review: The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (SAWS Aquifer letter attached). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conforms to state law and the Unified Development Code.

RECOMMENDATION:

Staff recommends approval.