



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** February 9, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Brook Stone Creek-Unit 1B 21-11800167

**SUMMARY:**

Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Brook Stone Creek-Unit 1B Subdivision, generally located southwest of the intersection of East Evans Road and Wortham Oaks Boulevard. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** January 18, 2022

**Applicant/Owner:** Leslie K. Ostrander, CHTEX of Texas, Inc.

**Engineer/Surveyor:** Pape-Dawson Engineers, Inc.

**Staff Coordinator: Isaac Levy, Planner, 210-207-2736**

**ANALYSIS:**

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

**Master Development Plan:** 20-11100001, Schwab Tract, accepted on December 18, 2020.

**ISSUE:**

**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 (ATTACHMENT 2). 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 conform to State Law and the Unified Development Code.

**RECOMMENDATION:**

Approval of a Subdivision plat that consists of 29.299 acre tract of land, which proposes eighty-three (83) single-family residential lots, one (1) non-single family residential lot, and approximately three thousand eight hundred eighteen (3,818) linear feet of public streets.