City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-118000019 (Riverstone Units F4, F5, F6 & F7)

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Riverstone Units F4, F5, F6, F7, generally located southeast of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 29, 2024
Applicant/Owner: Leslie Ostrander, Continental Homes of Texas, LP.
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Tiffany M. Turner, Planner, (210)-207-0259

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.
Master Development Plan: MDP #018-08, Westpointe West MDP, accepted on September 16, 2010.
Acreage: 67.558
Number of Residential Lots: 283
Number of Non-Residential Lots: 3
Linear Feet of Streets: 12,870
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-22-11800019 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.