



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800298 (Riverstone-Unit F1)

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Riverstone-Unit F1 Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Lampasas Loop. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 27, 2024

Applicant/Owner: Leslie Ostrander, Continental Homes of Texas, LP

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# 018-08, Westpointe West MDP, accepted on September 16, 2010.

Acreage: 17.125

Number of Residential Lots: 86

Number of Non-Residential Lots: 1

Linear Feet of Streets: 3,110

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).

Access: LAND-PLAT-22-11800019, Riverstone Unit F4-F7, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. LAND-PLAT-22-11800298 may not be recorded until LAND-PLAT-22-11800019 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.