



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 10, 2024

**In Control:** Planning Commission Meeting

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**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.