



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Langdon Unit 6, 8, 9, 10 21-11800070

SUMMARY:

Request by Leslie Ostrander, Continental homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Langdon Unit 6, 8, 9, 10 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: July 5, 2022

Applicant/Owner: Leslie Ostrander, Continental homes of Texas, L.P.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264

ANALYSIS:

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

Master Development Plan: MDP #18-00017, Langdon Tract, accepted on September 24, 2018.

ISSUE:

Notices: To the present, staff has not received any written responses in opposition from the surrounding property owners.

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. 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 Replat and Subdivision plat that consists of acreage acre tract of land, which proposes two hundred sixty (260) of single-family residential lots, nine (9) non-single family residential lots, and approximately twelve thousand five hundred eighty-five (12,585) linear feet of public streets.