



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 28, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Langdon-Unit 11, 12, 13 21-11800179

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Langdon-Unit 11, 12, 13, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 7, 2022

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

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Isaac Levy, Senior 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: MDP-18-00017.00, Langdon Tract, accepted on September 24, 2018

ISSUE:

Access: Plat 21-11800070, Langdon-Unit 6, 8, 9, 10, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat 21-11800179 may not be recorded until Plat 21-11800070 is recorded with the Bexar County Clerk's office.

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 Subdivision plat that consists of 43.139 tract of land, which proposes two hundred nineteen (219) of single-family residential lots, seven (7) non-single family residential lots, and approximately eight thousand one hundred forty (8,140) linear feet of public streets.