



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Brook Stone Creek - Unit 2B 21-11800129

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Israel Fogiel, 114 Schwab Investments, Ltd., for approval to subdivide a tract of land to establish Brook Stone Creek – Unit 2B Subdivision, generally located southeast of the intersection of Highway 281 and East Evans Road. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 23, 2022.

**Applicant/Owner:** Leslie Ostrander, Continental Homes of Texas, L.P. and Israel Fogiel, 114 Schwab Investments, Ltd.

**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 #20-11100001, Schwab Tract, accepted on December 18, 2020.

#### **ISSUE:**

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

#### **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 26.099 acre tract of land, which proposes eighty-eight (88) of single-family residential lots and approximately three thousand eight (3,008) linear feet of public streets.