



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6457

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 9/11/2019

**Title:** 180491: Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Langdon Unit 1 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat Signed, 2. 180491-Category Letter Approval

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**

Langdon Unit 1 180491

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Langdon Unit 1 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: August 20, 2019  
Owner: Leslie Ostrander, Continental Homes of Texas LP  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 18-00017, Langdon Tract, accepted on September 24, 2018.

**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 (ATTACHMENT 2). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 30.670 acre tract of land, which proposes sixty-one (61) single-family residential lots, four (4) non-single-family residential lots and approximately three thousand nine (3009) linear feet of public streets.