



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3071

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** 180492: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Langdon-Unit 2 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat, 2. SAWS Category Letter

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

**SUBJECT:**  
Langdon-Unit 2 180492

**SUMMARY:**  
Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Langdon-Unit 2 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 1, 2020  
Owner: Leslie Ostrander, CHTEX of Texas, Inc.  
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.

**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 15.315 acre tract of land, which proposes sixty one (61) single-family residential lots and three (3) non-single-family residential lots, and approximately two thousand fifty four (2,054) linear feet of public streets.