



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1681

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**Agenda Item Number:** 8.

**Agenda Date:** 2/12/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Langdon-Unit 7            18-900115

**SUMMARY:**

Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Langdon-Unit 7 Subdivision, generally located west of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District:        ETJ  
Filing Date:            January 30, 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.

**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 12.555 acre tract of land, which proposes fifty-five (55) single-family residential lots, three (3) non-single-family residential lots, and approximately two thousand seven hundred twelve (2,712) linear feet of public streets.