



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-24-11800067 (Smiley Tract Unit 3 & 4)

SUMMARY:

LAND-PLAT-24-11800067: Request by Chris Weigand, El Rancho Sonrisa, LLC and Sonrisa Management, LLC., and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Smiley Tract Unit 3 & 4 Subdivision, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: May 6, 2024

Applicant/Owner: Chris Weigand, El Rancho Sonrisa, LLC and Sonrisa Management, LLC., and Richard Mott, Lennar Homes of Texas Land and Construction, LTD.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: “R-5” Residential Single-Family District

Master Development Plan: MDP #22-11100029, Smiley Tract, accepted on September 29, 2023.

Acreage: 32.501

Number of Residential Lots: 163

Number of Non-Residential Lots: 4

Linear Feet of Streets: 5,017

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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:

Staff recommends Approval.