



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-21-11800020 (Division Laundry & Cleaners)

SUMMARY:

Request by Patrick Garcia, Pheonix Development SA, LTD., for approval to subdivide a tract of land to establish Division Laundry & Cleaners Subdivision, generally located northeast of the intersection of South West Military Drive and Quintana Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: January 9, 2024

Owner: Patrick Garcia, Pheonix Development SA, LTD.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

Zoning: "I-1" General Industrial District, "C-1" Light Commercial District, "C-3" General Commercial District, "C-3R" General Commercial Restrictive Alcohol Sales District, "R-5" Residential Single-Family District, "R-6" Residential Single-Family District

Master Development Plan: NA

Acreage: 21.453

Number of Residential Lots: 0

Number of Non-Residential Lots: 2

Linear Feet of Streets: 1,907

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.