



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800313 (Lonesome Dove Hills Unit 3 Subdivision)

SUMMARY:

Request by Steven Lieux, San Antonio LD, LLC, Hugh E. Long, Long Family Living Trust, and Thomas Craig Glendenning, Townhouses of Lonesome Dove, LLC, for approval to replat and subdivide a tract of land to establish Lonesome Dove Hills Unit 3 Subdivision, generally located southwest of the intersection of Interstate 37 and South Loop 1604. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: February 17, 2025

Owner: Steven Lieux, San Antonio LD, LLC, Hugh E. Long, Long Family Living Trust, and

Thomas Craig Glendenning, Townhouses of lonesome Dove, LLC
Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC
Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

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

Master Development Plan: 19-11100048, Lonesome Dove Hills, accepted on August 26, 2020.

Acreage: 28.863

Number of Residential Lots: 104

Number of Non-Residential Lots: 7

Linear Feet of Streets: 3302

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).

Notices: 34 notices mailed to property owners within 200 feet of area being replatted.

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.