



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 8, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800392 (Mangold Tract Unit-1)

SUMMARY:

Request by Charles Marsh, Jen Texas 33, LLC, for approval to subdivide a tract of land to establish Mangold Tract Unit-1 Subdivision, generally located south of the intersection of State Highway 211 and Culebra Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: December 18, 2024

Owner: Charles Marsh, Jen Texas 33, LLC

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Sarah Esparza, Senior Planner, (210)-207-3339

ANALYSIS:

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

Master Development Plan: 22-1110003, Mangold Tract, accepted on September 12, 2022.

Acreage: 39.318

Number of Residential Lots: 113

Number of Non-Residential Lots: 7

Linear Feet of Streets: 4480

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.