



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** June 11, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-23-11800270 (Varga Tract Subdivision)

**SUMMARY:**

Request by Vasile P. Varga, for approval to subdivide a tract of land to establish Varga Tract Subdivision, generally located south of the intersection West Loop 1604 and Senior 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:** May 28, 2025

**Applicant/Owner:** Vasile P. Varga

**Engineer/Surveyor:** Colliers Engineering & Design

**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:** N/A

**Acreage:** 54.47

**Number of Residential Lots:** 45

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 3,050

**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.