



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** October 23, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

LAND-PLAT-22-11800788 (VIDA San Antonio Phase 4 MPCD)

**SUMMARY:**

Request by Jim Vater, Southstar at Verano Developer, LLC., for approval to subdivide a tract of land to establish VIDA San Antonio Phase 4 MPCD Subdivision, generally located northeast of the Jaguar Parkway and University Way. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** October 11, 2024

**Applicant/Owner:** Jim Vater, Southstar at Verano Developer, LLC

**Engineer/Surveyor:** KFW Engineers and Surveying

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

## **ANALYSIS:**

**Zoning:** “MPCD” Master Plan Community District

**Master Development Plan:** MPCD # 21-11100037, Verano Master Planned Community District, accepted on October 21, 2021.

**Acreage:** 27.15

**Number of Residential Lots:** 124

**Number of Non- Residential Lots:** 10

**Linear feet of Streets:** 9,987

**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).**

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the appropriate Military Installation were notified.

## **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.