



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-22-11800792 (Smiley Tract Unit 2)

SUMMARY:

Request by Chris Weigand, El Rancho Sonrisa, LLC., for approval to subdivide a tract of land to establish Smiley Tract Unit 2, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: January 9, 2024

Applicant/Owner: Chris Weigand, El Rancho Sonrisa, LLC.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Tiffany M. Turner, Planner, (210)-207-0259

ANALYSIS:

Zoning: “R-5” (Residential Single-Family District)

Master Development Plan: LAND-MDP-22-11100033, Hunters Pond Subdivision MDP, accepted on October 26, 2022.

Acreage: 22.35

Number of Residential Lots: 59

Number of Non-Residential Lots: 2

Linear Feet of Streets: 1,940

Street Type: Public

ISSUE:

Access: Plat #22-11800482, Smiley Tract Unit 1, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat #22-11800792 may not be recorded until Plat #22-11800482 is recorded with the Bexar County Clerk’s office.

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.