



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 12, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

LAND-PLAT-22-11800295 (Lonesome Dove Comm Unit 2)

**SUMMARY:**

Request by Theresa Y. Brits, Lonesome Dove Investment Group, LLC, for approval to replat and subdivide a tract of land to establish Lonesome Dove Comm Unit 2 Subdivision, generally located southwest of the intersection of Loop 1604 and US Highway 281 South. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** May 24, 2024

**Applicant/Owner:** Theresa Y. Brits, Lonesome Dove Investment Group, LLC

**Engineer/Surveyor:** Red & Black Engineering Group

**Staff Coordinator:** Nicole Salinas, Principal Planner, (210)-207-8264

**ANALYSIS:**

**Zoning:** “C-2” Commercial District

**Master Development Plan:** MDP# 18-00016, Lonesome Dove, accepted on June 26, 2019.

**Acreage:** 19.59

**Number of Residential Lots:** 0

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

**Linear Feet of Streets:** NA

**Street Type:** NA

**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