



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-24-11800313 (Graciela Vargas Ranch Subdivision)

SUMMARY:

Request by Juan Martinez for approval to replat a tract of land to establish Graciela Vargas Ranch Subdivision, generally located southeast of the intersection of Harry Road and Max Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: June 4, 2025

Owner: Juan Martinez

Engineer/Surveyor: Bendicon Engineering, LLC
Staff Coordinator: Amiah Parson, Planner, (210)-207-5014

ANALYSIS:

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

Master Development Plan: NA

Acreage: 2.889

Number of Residential Lots: 4

Number of Non-Residential Lots: 1

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).

Notices: 12 notices mailed to property owners within 200 feet of area being replatted.

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.