



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 28, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

LAND-PLAT-23-11800501 (The Sanctuary at Brooks)

SUMMARY:

Request by Tyler Schlinke, Invest 5S LLC, for approval to replat and subdivide a tract of land to establish The Sanctuary at Brooks Subdivision, generally located north east of South Presa Street and Southeast Military Drive. Staff recommends Approval. (Sarah Esparza, Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 3

Filing Date: May 07, 2025

Applicant/Owner: Tyler Schlinke, Invest 5S LLC

Engineer/Surveyor: Moy Train Ramierz Engineers, LLC

Staff Coordinator: Sarah Esparza, Senior Planner, (210)207-3339

ANALYSIS:

Zoning: “MF-18 PUD” Limited Density Multi-Family District Planned Unit Development District

Master Development Plan: NA

Acreage: 3.155

Number of Residential Lots: 21

Number of Non-Residential Lots: 5

Linear Feet of Streets: 765

Street Type: Private

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.