



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 8, 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-23-11800432 (Essence Shetland)

**SUMMARY:**

Request by Tyler Schlinke, Essence Homes LLC., for approval to replat and subdivide a tract of land to establish Essence Shetland Subdivision, generally located southeast of the intersection of Southeast Military Drive and Interstate Highway 37. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** April 19, 2024

**Owner:** Tyler Schlinke, Essence Homes LLC.

**Engineer/Surveyor:** Meals-Myers Engineering and Surveying LLC.

**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**ANALYSIS:**

**Zoning:** “R-4” Residential Single-Family District

**Master Development Plan:** NA

**Acreage:** .154

**Number of Residential Lots:** 1

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** 0

**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.