



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

LAND-PLAT-23-11800431 (J Street IDZ Subdivision)

**SUMMARY:**

Request by Idowu Ntoka, Ion Homes & Resort USA, LLC, for approval to subdivide a tract of land to establish J Street IDZ Subdivision, generally located northwest of the intersection of J Street and Clark Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 2

**Filing Date:** April 10, 2024

**Owner:** Idowu Ntoka, Ion Homes & Resort USA, LLC

**Engineer/Surveyor:** Urbane Engineer

**Staff Coordinator:** Amiah Parson, Planner, (210)-207-5014

**ANALYSIS:**

**Zoning:** “IDZ-2” Medium Intensity Infill Development Zone

**Master Development Plat:** NA

**Acreage:** 0.23

**Number of Residential Lots:** 6

**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).**

**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.