



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

LAND-PLAT-22-11800438 (Llanas Puerta Subdivision)

**SUMMARY:**

Request by Alfredo Llanas Puerta for approval to replat a tract of land to establish Llanas Puerta Subdivision, generally located southwest of the intersection of Culebra Road and 38th Street. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 5

**Filing Date:** March 7, 2024

**Owner:** Alfredo Llanas Puerta

**Engineer/Surveyor:** Paul M. Morawski/Weststar Alamo

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

**ANALYSIS:**

**Zoning:** "R-5" Residential Single-Family District

**Master Development Plan:** NA

**Acreage:** 0.12

**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).**

**Notices:** 31 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.