



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 14, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-24-11800146 (Gillette Commons)

SUMMARY:

Request by Carlos S Mendoza Jr, Gillette Commons LLC for approval to replat and subdivide a tract of land to establish Gillette Commons Subdivision, generally located northeast of the intersection of South Zarzamora Street and Gillette Boulevard. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: April 17, 2025

Owner: Carlos S Mendoza Jr, Gillette Commons LLC

Engineer/Surveyor: ADA Consulting Group Inc.

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

ANALYSIS:

Zoning: "R-4" Residential Single-Family District

Master Development Plan: NA

Acreage: 3.289

Number of Residential Lots: 21

Number of Non-Residential Lots: 0

Linear Feet of Streets: 509

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

Notices: 27 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.