



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** May 14, 2025

**In Control:** Planning Commission Meeting

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**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.