



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** January 24, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-22-11800505 (VIDA Phase 2 Townhomes, MPCD)

**SUMMARY:**

Request by Jim Water, Southstar at Verano Developer, LLC., for approval to replat and subdivide a tract of land to establish Vida Phase 2 Townhomes, MPCD, generally located southwest of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** January 3, 2024

**Applicant/Owner:** Jim Water, Southstar at Verano Developer, LLC

**Engineer/Surveyor:** KFW Engineers & Surveying  
**Staff Coordinator:** Tiffany M. Turner, Planner, (210)-207-0259

**ANALYSIS:**

**Zoning:** "MPCD" Master Planned Community District

**Master Development Plan:** LAND-MDP-21-11100037, Verano MPCD Minor Amendment, accepted on October 12, 2021.

**Acreage:** 2.55

**Number of Residential Lots:** 0

**Number of Non-Residential Lots:** 22

**Linear Feet of Streets:** 865

**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).**

**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.