



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

LAND-PLAT-23-11800259 (Ericas Estates Enclave Subdivision)

**SUMMARY:**

Request by Mark L. Martinez, M3 Developments, INC and Rudy Rendon JR, Onsite Development, LLC, for approval to replat and subdivide a tract of land to establish Ericas Estates Enclave Subdivision, generally located southwest of the intersection of West Ansley Boulevard and Garnett Avenue. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** October 21, 2024

**Applicant/Owner:** Mark L. Martinez, M3 Developments, INC and Rudy Rendon JR, Onsite Development, LLC

**Engineer/Surveyor:** ISRO Engineering Services, PLLC

**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

**Zoning:** “MF-33” Multi-Family District

**Master Development Plan:** NA

**Acreage:** 5.04

**Number of Residential Lots:** 31

**Number of Non-Residential Lots:** 5

**Linear Feet of Streets:** 1,004

**Street Type:** Private

**ISSUE:**

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

**Notices: 26 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.