



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-22-11800002 (Vida Phase 1 Townhomes MPCD)

SUMMARY:

Request by Jim Vater, Southstar at Verano Investment LLC, for approval to replat a tract of land to establish Vida Phase 1 Townhomes MPCD Subdivision, generally located southeast of the intersection of South Loop 410 and South Zarzamora Street. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: June, 20, 2023

Owner: Jim Vater, Southstar at Verano Investment LLC

Engineer/Surveyor: KFW Engineers and Surveying
Staff Coordinator: Joslyn Fischer, Planner, (210)-207-8050

ANALYSIS:

Zoning: “MPCD” Master Planned Community Districts

Master Development Plan: MDP #21-11100048, VIDA – Master Planned Community District, pending acceptance.

Acreage: 3.624

Number of Residential Lots: 22

Number of Non-Residential Lots: 4

Liner Feet of Streets: 881.26

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.