



# 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](mailto: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.