



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

LAND-PLAT-22-11800291 (Lonesome Dove, Unit 2)

SUMMARY:

Request by Theresa Brits, Lonesome Dove Investment Group, LLC., for approval to replat a tract of land to establish Lonesome Dove, Unit 2, generally located southwest of the intersection of South Loop 1604 East and IH 37 South. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 3

Filing Date: August 21, 2023

Applicant/Owner: Theresa Brits, Lonesome Dove Investment Group, LLC.

Engineer/Surveyor: Red & Black Engineering Group

Staff Coordinator: Tiffany M. Turner, Planner, (210)-207-0259

ANALYSIS:

Zoning: "R-5" Residential Single-Family District

Master Development Plan: LAND-MDP-19-11100048, Lonesome Dove Hills Subdivision
MDP, Accepted on August 26, 2020

Acreage: 19.69

Number of Residential Lots: 69

Number of Non-Residential Lots: 2

Linear Feet of Streets: 2,400

Street Type: Public

ISSUE:

Notices: 24 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.