



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-22-11800339 (Vida San Antonio Phase 3 MPCD)

SUMMARY:

LAND-PLAT-22-11800339: Request by Jim Vater, Southstar at Verano Developer, LLC, for approval to replat and subdivide a tract of land to establish Vida San Antonio Phase 3 MPCD Subdivision, generally located southeast of the intersection of Loop 410 and South Zarzamora Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: March 19, 2024

Applicant/Owner: Jim Vater, Southstar at Verano Developer, LLC

Engineer/Surveyor: KFW Engineers & Surveying

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

ANALYSIS:

Zoning: “MPCD” Master Planned Community District

Master Development Plan: MDP #21-11100048, Vida Master Planned Community District,
Pending Approval

Acreage: 46.54

Number of Residential Lots: 214

Number of Non-Residential Lots: 7

Linear Feet of Streets: 8,800

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).

Notices: 7 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.