



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

LAND-PLAT-23-11800412 (Royal Stieren IDZ Subdivision)

SUMMARY:

Request by Idowu Ntoka, ION Homes & Resort USA, LLC, for approval to replat a tract of land to establish Royal Stieren IDZ Subdivision, generally located southwest of the intersection of South Saint Mary's Street and South Alamo Street. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 1

Filing Date: January 26, 2024

Owner: Idowu Ntoka, ION Homes & Resort USA, LLC

Engineer/Surveyor: Urban Engineers, LLC

Staff Coordinator: Amiah Parson, Planner, (210)-207-5014

ANALYSIS:

Zoning: “IDZ-2” Medium Intensity Infill Development Zone

Master Development Plan: N/A

Acreage: 0.21

Number of Residential Lots: 0

Number of Non-Residential Lots: 5

Linear Feet of Streets: N/A

Street Type: N/A

ISSUE:

Notices: 32 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.