

## **ZONING COMMISSION STAFF REPORT**

**DATE:** January 24, 2023  
**TO:** Zoning Commission  
**FROM:** Mindy Teague, Planning and Zoning Director  
**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** The Planning and Zoning Commission is being asked to consider approval of a subdivision plat being 21.352 acres of land, consisting of Parcel P-10B and P-10C (1.345 AC.) P-10D (0.622 AC.); P-10E (0.62 AC.); P-10F (2.027 AC.); P-10H (0.7 AC.), P-10J (0.7 AC.); P-10K (0.7 AC.); P-18 (0.7 AC.), P-19 (0.434 AC.); P-21 (0.514 AC); P-23 (3.463 AC.); P-100 (0.2501 AC.), all out of the Felix Losoya Survey 187, ABS 432, CB 4430, and P15 (2.143 AC.), P16 (6.391 AC.), P-16A (1.0 AC) out of the Linnartz Tract, Felix Losoya Survey No. 187, ABS 432, CB4430, as recorded in the deed and property records of Bexar County, Texas.

**SPONSOR(S):** City of Leon Valley

### **PURPOSE**

The platting of these lots will create a new subdivision, setting out lot boundaries, setbacks, and future street dedications. Per the City Engineer the plat meets all the requirements. Platting is required prior to any construction.

We are requesting variances to allow sidewalk and water and sewer main construction at the time of building construction.

### **SEE LEON VALLEY**

**Social Equity:** Requiring properties to be platted protects all property owners from potential title concerns

**Economic Development:** A platted lot is typically more valuable than a non-platted lot in a municipality

**Environmental Stewardship:** Platting a property assures stormwater concerns are addressed, which protects water sources

### **FISCAL IMPACT:**

The platting process is the first step in being able to develop the property, which will bring increased ad valorem and sales tax

**STRATEGIC GOALS**

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

**RECOMMENDATION**

After careful review, Staff has no objection to this request.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary