

Replat	Guadalupe Crossing Replat
PC-24-40	



Summary

Request:	Consideration of a final plat with 3 commercial lots.		
Applicant:	Kimberly Martin Colliers Eng. And Design 3421 Paesanos Pkwy. San Antonio, TX 78231	Property Owner:	I35 Flores, LLC 2421 Tanglely, Suite 105 Houston, TX 77005
Accessed from:	IH 35 and Luciana Flores Blvd.	New Street Names	N/A
Parkland Required:	N/A		

Notification

Published:	4/19/2025	Personal:	5/2/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1 Gil-Mor Copmany Subdivision No. 1		
Location:	Southwest corner of IH 35 and Luciano Flores Blvd.		
Acreage:	2.27 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial		
Proposed Use:	Commercial		
CONA Neighborhood:	Wallace Addition	Sector:	5
Utility Capacity:	Adequate	Floodplain:	Yes

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	IH 35	Mixed Use Medium
South of Property:	General Commercial	Hotels	Commercial/ Employment Medium
East of Property:	General Commercial	Open Space	Commercial/ Employment Medium
West of Property:	General Commercial	Restaurants/ Hotels	Commercial/ Employment Medium

Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions/ Alternate	<input type="checkbox"/> Denial
Staff: Craig Garrison	Title : Planner	Date: 5/7/2025

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
		<u>N/A</u>	The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.