



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

LAND-PLAT-22-11800121 (Spanish Trails Unit 2 East)

SUMMARY:

Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Spanish Trails Unit 2 East Subdivision, generally located northwest of the intersection of Loop 410 and Alma Drive. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 3

Filing Date: May 14, 2024

Applicant/Owner: Jason Townsley, KB Home Lone Star, Inc.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

Zoning: “R-4” Residential Single-Family District

Master Development Plan: MDP# 21-11100015, Boralis Tract, accepted on August 2, 2021.

Acreage: 20.482

Number of Residential Lots: 120

Number of Non-Residential Lots: 1

Linear Feet of Streets: 3,479

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).

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.