



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

LAND-PLAT-23-11800158 (Vance Jackson Townhomes)

**SUMMARY:**

Request by Ryan Larson, Vance Jackson Land LLC, and Lonestar PE LLC, for approval to subdivide a tract of land to establish Vance Jackson Townhomes Subdivision, generally located northwest of the intersection of UTSA Boulevard and Vance Jackson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 8

**Filing Date:** November 18, 2024

**Applicant/Owner:** Ryan Larson, Vance Jackson Land LLC, and Lonestar PE LLC

**Engineer/Surveyor:** MBC Engineers

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

**ANALYSIS:**

**Zoning:** “MF-33” Multi-Family District

**Master Development Plan:** NA

**Acreage:** 18.978

**Number of Residential Lots:** 1

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** 0

**Street Type:** NA

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the appropriate Military Installation were notified.**

**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.