



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** March 12, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-24-11800374 (TMM Somerset Unit 2 REPLAT)

**SUMMARY:**

Request by Jason Townsley, KB Home Lonestar Inc., for approval to replat and subdivide a tract of land to establish TMM Somerset Unit 2 Replat Subdivision, generally located northeast of the intersection of Watson Road and Somerset Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** February 20, 2025

**Owner:** Jason Townsley, KB Home Lonestar Inc

**Engineer/Surveyor:** KFW Engineers + Surveying

**Staff Coordinator:** Stephanie Leef, Planner, (210)-207-8270

**ANALYSIS:**

**Zoning:** "R-4" Residential Single-Family District

**Master Development Plan:** 20-11100054, Somerset Subdivision, accepted on June 21, 2021.

**Acreage:** 5.39

**Number of Residential Lots:** 54

**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).**

**Notices:** 5 notices mailed to property owners within 200 feet of area being replatted.

**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.