



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** May 8, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

LAND-PLAT-23-11800101 (Harlandale Unit 3)

**SUMMARY:**

Request by Jason Townsley, KB Home Lone Star INC., for approval to subdivide a tract of land to establish Harlandale Unit 3 Subdivision, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** April 22, 2024

**Owner:** Jason Townsley, KB Home Lone Star INC.

**Engineer/Surveyor:** KFW Engineers

**Staff Coordinator:** Clayton Wallace, Planning Coordinator, (210)-207-7980

**ANALYSIS:**

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

**Master Development Plan:** 23-11100019, Harlandale Subdivision, accepted on March 7, 2024.

**Acreage:** 10.07

**Number of Residential Lots:** 39

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 1,324.68

**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.