



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** August 23, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800278 (Briarwood Oaks)

**SUMMARY:**

Request by Jason Townsley, K.B Home Lonestar Inc, for approval to subdivide a tract of land to establish Briarwood Oaks, generally located southwest of the intersection of West Loop 1604 South and Potranco Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** August 7, 2023

**Applicant/Owner:** Jason Townsley, K.B. Home Lonestar Inc.,

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Tiffany M. Turner, Planner, (210)-207-0259

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Acreage:** 26.384

**Number of Residential Lots:** 77

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

**Linear Feet of Streets:** 2,296.317

**Street Type:** Public

**ISSUE:**

**FEMA Study:** It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lots 39-56, Block 17, CB 4361 information . Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**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.