



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** October 12, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Texas Research Park, Unit 11 and 12 21-11800459

**SUMMARY:**

Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park, Unit 11 and 12 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 23, 2022

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

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

**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

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

**Master Development Plan:** MDP #19-11100031, 257 Acre Texas Research Park, accepted on December 12, 2019.

**ISSUE:**

None.

**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:**

Approval of a Subdivision plat that consists of 30.035 acre tract of land, which proposes one hundred one (101) of single-family and two (2) non-single family residential lots, and approximately two thousand eight hundred fifty-three (2,853) linear feet of public streets.