



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 10, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Jungman Tract Unit-3 22-11800194

**SUMMARY:**

22-11800194: Request by Blake Harrington, Arroyo Cap II-2, LLC and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Jungman Tract Unit-3 Subdivision, generally located southeast of the intersection of US Highway 90 and Jungman Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 24, 2023

**Applicant/Owner:** Blake Harrington, Arroyo Cap II-2, LLC and Starlight Homes Texas, LLC

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

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

**ANALYSIS:**

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

**Master Development Plan:** MDP #21-11100027, Jungman Tract, accepted on February, 22, 2022.

**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 28.429 acre tract of land, which proposes one hundred one (101) single-family residential lots, four (4) non-single family residential lots, and approximately six thousand twenty-five (6,025) linear feet of public streets.