



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** October 13, 2021

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Palo Alto Unit 5 21-11800140

**SUMMARY:**

Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 5 Subdivision, generally located southwest of the intersection of Southwest Loop 410 and Highway 16. Staff recommends approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** September 24, 2021

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

**Engineer/Surveyor:** Stantec

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

## **ANALYSIS:**

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

**Master Development Plan: MDP # 17-00016, Palo Alto Subdivision, accepted on February 13, 2018.**

## **ISSUE:**

**Access: Plat #19-11800371, Palo Alto Unit 4, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat 21-11800140 may not be recorded until Plat #19-11800371 is recorded with the Bexar County Clerk’s office.**

**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:**

Approval of a Subdivision plat that consists of 31.343 acre tract of land, which proposes thirty-two (32) of single-family residential lots, two (2) non-single family residential lots, and approximately eight hundred sixty-five (865) linear feet of private streets.