



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** December 15, 2021

**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 10A & 13 21-11800236

**SUMMARY:**

Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park, Units -10A & 13 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 22, 2021

**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 #15-00004.01, 257 Acre Texas Research Park Major Amendment, accepted on March 8, 2017

**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 17.675 acre tract of land, which proposes seventy-four (74) of single-family residential lots, one (1) non-single family residential lots, and approximately two thousand eight hundred five (2,805) linear feet of public streets.