



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

TMM Somerset, Unit 1 21-11800456

SUMMARY:

Request by Jason Townsley, KB Homes Lonestar Inc., for approval to subdivide a tract of land to establish TMM Somerset, Unit 1 Subdivision, generally located Northeast of the intersection of Fischer Road and Somerset Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 4

Filing Date: April 25, 2022

Applicant/ Owner: Jason Townsley, KB Homes Lonestar Inc.

Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Kelsey Salinas, Planner, 210-207-7898

ANALYSIS:

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

Master Development Plan: MDP # 20-11100054, Somerset Subdivision, accepted on June 12, 2021.

ISSUE:

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 24.75 acre tract of land, which proposes eighty (80) of single-family residential lots, six (6) non-single family residential lots, and approximately two-thousand two-hundred thirty-five (2,235) linear feet of public streets.