



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 28, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Terra Buona Subdivision Unit 3 21-11800355

SUMMARY:

Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 3, generally located northeast of the intersection of US Highway 90 and Groesenbacher Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 14, 2022

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

Engineer/Surveyor: M.W. Cude Engineers

Staff Coordinator: Chris McCollin, Planning Coordinator, 210-207-5014

ANALYSIS:

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

Master Development Plan: MDP #19-11100043, Terra Buona, accepted on November 5, 2019.

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 20.184 acre tract of land, which proposes one-hunder fifteen (115) of single-family residential lots, five (5) non-single family residential lots, and approximately six thousand eleven (6,011) linear feet of public streets.