



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** October 26, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

The Cove at Westover Hills 21-11800290

**SUMMARY:**

Request by Jason Townsley, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish The Cove at Westover Hills Subdivision, generally located northwest of the intersection of Ellison and Military Drive West. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 6

**Filing Date:** September 29, 2022

**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:** “ED” Entertainment District

**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 Replat and Subdivision plat consisting of 8.605 acre tract of land, which proposes one (1) non-single family residential lot.