



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** May 10, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Luensmann Unit-1A 22-11800123

**SUMMARY:**

Request by Black Harrington, Arroyo Cap 11-2, LLC, for approval to and subdivide a tract of land to establish Luensmann Unit-1A Subdivision, generally located northwest of the intersection of Loop 1604 and FM 1346. Staff Recommends Approval. (Suzanna Marshall, Planner, 210-207-7898, Suzanna.marshall@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April, 21, 2023

**Applicant/Owner:** Blake Harrington, Arroyo Cap II-2, LLC

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Suzanna Marshall, Planner, 210-207-7898

**ANALYSIS:**

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

**Master Development Plan:** MDP #21-11100055, Luensmann Property, accepted on March, 25, 2022.

**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 114.662 acre tract of land, which proposes three hundred and nineteen (319) of single-family residential lots, four (4) non-single family residential lots, and approximately eleven thousand four (11,004) linear feet of public streets.