



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 24, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

TMM Somerset, Unit 2 22-11800064

SUMMARY:

22-11800064: Request by Jason Townsley, KB Home Lonestar INC, for approval to subdivide a tract of land to establish TMM Somerset, Unit 2, generally located northeast of the intersection of Fischer Road and Somerset Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: March 20, 2022

Applicant/Owner: Jason Townsley, KB Home Lonestar INC

Engineer/Surveyor: KFW Engineers & Surveying, INC.

Staff Coordinator: Elizabeth Neff, Senior Planner, 210-207-0119

ANALYSIS:

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

Master Development Plan: MDP #20-11100054, Somerset Subdivision, accepted on June 21, 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 19.64 acre tract of land, which proposes one hundred nineteen (119) single-family residential lots, six (6) non-single family residential lots, and approximately three thousand five hundred twenty-seven (3,527) linear feet of public streets.