



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 14, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Timms Subdivision Units 4 & 5 22-11800663

**SUMMARY:**

Request by Curtis Cogburn, ONX-MESA BISTA I, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Units 4 & 5 Subdivision, generally located Southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Suzanna Marshall, Planner, 210-207-7898, [Suzanna.Marshall@sanantonio.gov](mailto:Suzanna.Marshall@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** May 30, 2023

**Applicant/Owner:** Curtis Cogburn, ONX-MESA BISTA I, LLC

**Engineer/Surveyor:** LJA Engineering & Surveying, Inc.

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

**ANALYSIS:**

**Zoning:** “R-5” Residential Single-Family District

**Master Development Plan:** MDP #19-11100004, Timms Subdivision, accepted on August, 20, 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 26.69 acre tract of land, which proposes one hundred forty-five (145) single-family residential lots, three (3) non-single family residential lots, and approximately four thousand six hundred forty-nine (4,649) linear feet of public streets.