



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 28, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-24-11800306 (Preserve at Culebra – Unit 15)

**SUMMARY:**

Request by Jason Townsley, K.B. Home Lone Star, Inc, for approval to replat and subdivide a tract of land to establish Preserve at Culebra – Unit 15 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** May 7, 2025

**Owner:** Jason Townsley, K.B. Home Lone Star, Inc

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

**Staff Coordinator:** Amiah Parson, Planner, (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-23-11100010, Culebra 271 MDP Major Amendment, accepted on February 16, 2024.

**Acreage:** 85.177

**Number of Residential Lots:** 45

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 1,385

**Street Type:** Public

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**Notices:** 14 notices mailed to property owners within 200 feet of area being replatted.

**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:**

Staff recommends Approval.