



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 28, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: etj

SUBJECT:

LAND-PLAT-24-11800273 (Preserve at Culebra Unit 8)

SUMMARY:

Request by Jason Townsley, K.B. Home Lone Star, Inc. , for approval to subdivide a tract of land to establish Preserve at Culebra Unit 8 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 12, 2025

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

Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Joslyn Fischer, Planner, (210)-207-8050

ANALYSIS:

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

Master Development Plan: MDP 18-00034, Culebra 271, accepted on April 3, 2019.

Acreage: 8.193

Number of Residential Lots: 52

Number of Non-Residential Lots: 0

Linear Feet of Streets: 1,518

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).

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.