



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 8, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-23-11800276 (Preserve at Culebra - Unit 7)

**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 7 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 13, 2024

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

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

**Staff Coordinator:** Stephanie Leef, Planner, (210)-207-8270

**ANALYSIS:**

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

**Master Development Plan:** 18-00034, accepted on April 3, 2019.

**Acreage:** 8.795

**Number of Residential Lots:** 59

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** 1286

**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:** 7 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.