



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 8, 2025

In Control: Planning Commission Meeting

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.