



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** March 9, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Preserve at Culebra - Unit 5 21-11800332

**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 5 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** February 22, 2022

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

**Engineer/Surveyor: Pape-Dawson Engineers**  
**Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264**

**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.

**ISSUE:**

None.

**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 12.110 acre tract of land, which proposes fifty-five (55) of single-family residential lots, two (2) non-single family residential lots, and approximately one thousand seven hundred twenty-one (1,721) linear feet of public streets.