



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 12, 2023

**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 3 21-11800169

**SUMMARY:**

21-11800169: 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 3 Subdivision, generally located Southwest of the intersection of Culebra Road and Galm Road. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March, 20, 2023

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

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

**Staff Coordinator:** Elizabeth Neff, Planner, 210-207-0119

**ANALYSIS:**

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

**Master Development Plan:** 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 Replat and Subdivision plat that consists of 64.929 acre tract of land, which proposes fifty-two (52) of single-family residential lots, three (3) non-single family residential lots, and approximately two thousand two hundred thirty-two (2,232.89) linear feet of public streets.