



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3841

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/26/2021

**Title:** 19-11800344: Request by David Brodbeck, K.B. Home Lone Star Inc. for approval to subdivide a tract of land to establish Preserve at Culebra – Unit 1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Preserve at Culebra-Unit 1 19-11800344

**SUMMARY:**  
Request by David Brodbeck, K.B. Home Lone Star Inc. for approval to subdivide a tract of land to establish Preserve at Culebra - Unit 1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 10, 2021  
Owner: David Brodbeck, K.B. Home Lone Star Inc.  
Engineer/Surveyor: Pape-Dawson Engineers Inc.  
Staff Coordinator: Joshua Orton, 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 Plans:**  
MDP 18-00034, Culebra 271, accepted on April 4, 2019.

**ALTERNATIVE ACTIONS:**  
Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning

Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of a 32.103 acre tract of land, which proposes one hundred seventeen (117) single-family residential lots, two (2) non-single family residential lots, and approximately five thousand four hundred thirteen (5,413) linear feet of public streets.