



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4495

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/14/2021

**Title:** 20-11800065: Request by David Brodbeck, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Preserve at Culebra Unit 4 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@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 4 20-11800065

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

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: June 14, 2021  
Owner: David Brodbeck, K.B. Home Lone Star Inc.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Nicole Salinas, 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 Plans:**

MDP 18-00034, Culebra 271, accepted on April 3, 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 11.517 acre tract of land, which proposes fifty-two (52) single-family residential lots, one (1) non-single-family residential lots and approximately three thousand eight hundred forty-two (3,842) linear feet of public streets.