



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5877

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2015

**Title:** 150288: Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 9 Subdivision, generally located northeast of the intersection of Culebra and Galm. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150288 - Talise De Culebra Unit 9

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**

Talise De Culebra Unit 9 150288

**SUMMARY:**

Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 9 Subdivision, generally located northeast of the intersection of Culebra and Galm. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 30, 2015  
Owner: Jeremy Flach, Meritage Homes of Texas, LLC  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 13-00011, Settlers Ridge, accepted on July 24, 2013

**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 13.89 acre tract of land, which proposes fifty one (51) single-family residential lots, and approximately one thousand nine hundred twenty-six (1,926) linear feet of public streets.