



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2796

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**Agenda Item Number:** 6.

**Agenda Date:** 5/25/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Talise de Culebra Unit 6B-2C 150414

**SUMMARY:**

Request by Doug Carmen, Wells Fargo Bank, N.A. and Jack Lipar, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Talise de Culebra Unit 6B-2C Subdivision, generally located northwest of the intersection of Waterlily Way and Oxbow Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: April 15, 2016  
Owner: Doug Carmen, Wells Fargo Bank, N.A. and Jack Lipar, LGI Homes-Texas, LLC.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**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

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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 Replat and Subdivision Plat that consists of 8.908 acre tract of land, which proposes forty (40) single-family residential lots, and approximately one thousand eight hundred ninety-six (1,896)

linear feet of public streets.