



# City of San Antonio

## Agenda Memorandum

**File Number:**18-5085

---

**Agenda Item Number:** 1.

**Agenda Date:** 9/12/2018

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**SUBJECT:**

Talise De Culebra Unit 7A 170504

**SUMMARY:**

Request by Landon Hopper, LGI Homes - Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 7A Subdivision, generally located west of the intersection of FM 1560 North and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 6 & ETJ  
Filing Date: August 29, 2018  
Owner: Landon Hopper, LGI Home-Texas, LLC  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**ANALYSIS:**

**Zoning:**

“R-5” Single-Family Residential District and a portion of the 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 5.285 acre tract of land, which proposes twenty-seven (27) single-family residential lots, one (1) non-single-family residential lots, and approximately seven hundred forty-two (742) linear feet of public streets.