



# City of San Antonio

## Agenda Memorandum

**File Number:**20-2278

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**Agenda Item Number:** 3.

**Agenda Date:** 3/11/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Culebra Commons Phase II Commercial 180574

**SUMMARY:**

Request by Steve Braha, SLF IV Culebra 1604 Investors JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase II Commercial Subdivision, generally located south of the intersection of Culebra Spur and Loop 1604. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 6  
Filing Date: February 12, 2020  
Owner: Steve Braha, SLF IV Culebra 1604 Investors JV, L.P.  
Engineer/Surveyor: Pape Dawson Engineers  
Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

"C-3" General Commercial District

**Master Development Plans:**

MDP 16-00020, Culebra/1604 Development, accepted on January 8, 2018.

**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 7.178 acre tract of land, which proposes one (1) non-single-family residential lot.