



# City of San Antonio

## Agenda Memorandum

**File Number:**15-2107

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**Agenda Item Number:** 21.

**Agenda Date:** 3/25/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Talise De Culebra Unit 5A 140435

**SUMMARY:**

Request by Chuck Birt, LGI Homes - Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 5A, generally located northwest of the intersection of Culebra Road and Gass Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 6  
Filing Date: March 9, 2015  
Owner: Chuck Birt, LGI Homes - Texas, LLC  
Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
Staff Coordinator: Juanita B. Romero, 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 13-00011, Settlers Ridge, accepted on July 24, 2013

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivison Plat that consists of 10.26 acre tract of land, which proposes fifty seven (57) single-family residential lots, three (3) non single-family lots and one thousand seven hundred ninety two (1792) linear feet of private streets.