



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1887  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 2/26/2020

**Title:** 19-11800036: Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 1 Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Westpointe North Commons Phase 1, 19-11800036

**SUMMARY:**  
 Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 1 Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
 Filing Date: January 28, 2020  
 Owner: Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC  
 Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
 Staff Coordinator: Nicole Salinas, 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 19-11100008, Westpointe North, accepted on November 7, 2019.

**FEMA Study:**

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by [20-06-1003R]. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 910 Block 12, CB 4400. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**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 24.886 acre tract of land, which proposes one (1) single-family residential lot, three (3) non-single-family residential lots, and approximately three thousand seven hundred forty-nine (3,749) linear feet of public streets.