



City of San Antonio

Agenda Memorandum

File Number:18-3912

Agenda Item Number: 10.

Agenda Date: 6/27/2018

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Nopalito Subdivision 180116

SUMMARY:

Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Nopalito Subdivision, generally located southwest of Gibbs-Sprawl Road and Walzem Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2
Filing Date: June 11, 2018
Owner: Brian Barron, Lennar Homes of Texas Land & Construction LTD.
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

"MF-25" Multi-family District

It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by Stantec. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lots 64 thru 67, Block 10, NCB 15894. 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 Subdivision Plat that consists of 7.847 acre tract of land, which proposes fifty-four (54)

single-family residential lots, three (3) non-single-family residential lots, approximately nine hundred and four (904) linear feet of public street.