



City of San Antonio

Agenda Memorandum

File Number:19-9135

Agenda Item Number: 8.

Agenda Date: 1/8/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Waterwheel Collector Crossing 180551

SUMMARY:

Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Collector Crossing Subdivision, generally located north of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 9, 2019
Owner: Brian Barron, Lennar Homes of Texas Land and Construction, LTD.
Engineer/Surveyor: Civil Engineering Consultants
Staff Coordinator: Victoria Castro, Planner, (210) 207-2736

ANALYSIS:

Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

Master Development Plans:

MDP 17-00003, Waterwheel Trails, accepted on September 1, 2017.

Access:

Plat 180411, Waterwheel Park Collector and 180410, Waterwheel Unit 4B Collector, provides access to the proposed project subject to this request. Thus, these plats must be recorded prior to the proposed plat. The proposed Plat 180551 may not be recorded until Plat 180411 and 180410 are recorded with Bexar County.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lots. 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 6.111 acre tract of land, which proposes two (2) non-single-family residential lots and approximately eight hundred eighty-eight (888) linear feet of public streets.