



City of San Antonio

Agenda Memorandum

File Number:20-1887

Agenda Item Number: 4.

Agenda Date: 2/26/2020

In Control: Planning Commission

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.