



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800073 (Palo Alto Pointe, Unit 1)

**SUMMARY:**

Request by Stephen Lieux, San Antonio LD, LLC., for approval to subdivide a tract of land to establish Palo Alto Pointe, Unit 1 Subdivision, generally located northeast of the intersection of State Highway 16 and South Loop 1604 West. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 13, 2024

**Applicant/Owner:** Stephen Lieux, San Antonio LC, LLC

**Engineer/Surveyor:** Moy Tarin Ramirez Engineers, LLC

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable

**Master Development Plan:** 21-11100051, Palo Alto Pointe, accepted on June 21, 2022.

**Acreage:** 16.069

**Number of Residential Lots:** 91

**Number of Non-Residential Lots:** 6

**Linear feet of Streets:** 2,724

**Street Type:** Public

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**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 Lot 901, Block 5, CB 4201 . Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.