



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

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.