



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3990

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/8/2020

**Title:** 19-11800225: Request by Scott Teeter, HDC Foster RD, LLC, for approval to subdivide a tract of land to establish Rosillo Ranch Phase 1 Subdivision, generally located southwest of the intersection of Interstate 10 and North Foster Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Rosillo Ranch Phase 1 19-11800225

**SUMMARY:**  
Request by Scott Teeter, HDC Foster RD, LLC, for approval to subdivide a tract of land to establish Rosillo Ranch Phase 1 Subdivision, generally located southwest of the intersection of Interstate 10 and North Foster Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**  
Council District: 2  
Filing Date: June 26, 2020  
Owner: Scott Teeter, HDC Foster RD, LLC  
Engineer/Surveyor: Kimley Horn  
Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

**ANALYSIS:**  
**Zoning:**  
"RM-4" Residential-Mixed District

**Master Development Plans:**  
MDP 873, Rosillo Ranch, accepted on September 9, 2009.

**FEMA Study:**  
It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by [DFIRM Panel 48029C0440G]. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 901, 903 and 904 Block 16, NCB

12867. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**Military Awareness Zone:**

The subject property lies within the Martindale Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Martindale Military Installation were notified.

**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 24.736 acre tract of land, which proposes one hundred six (106) single-family residential lots, four (4) non-single-family residential lots and approximately three thousand seven hundred (3,700) linear feet of public streets.