



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6669

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2020

**Title:** 19-11800410: Request by Paul Powell, HDC Davis Ranch, LLC, for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4A/4B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@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:**  
Davis Ranch Subdivision, Unit 4A/4B 19-11800410

**SUMMARY:**  
Request by Scott Teeter, HDC Davis Ranch, LLC, for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4A/4B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: November 5, 2020  
Owner: Scott Teeter, HDC Davis Ranch, LLC  
Engineer/Surveyor: Cude Engineers  
Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

### ANALYSIS:

#### Zoning:

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

#### Master Development Plans:

MDP 14-00047, Davis Ranch Subdivision, accepted on October 13, 2014.

#### FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared

and approved by Cude Engineers. The floodplain study (FEMA case No. 19-06-4014P) is pending approval by FEMA. 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 38.82 acre tract of land, which proposes one hundred and twenty-three (123) single-family residential lots, five (5) non-single-family residential lots and approximately two thousand one hundred eighty-two (5,420) linear feet of public streets.