



City of San Antonio

Agenda Memorandum

File Number:20-3068

Agenda Item Number: 5.

Agenda Date: 5/13/2020

In Control: Planning Commission

DEPARTMENT: Development Services Carlos23

SUBJECT:

Willis Ranch Unit 4B (Enclave) 19-11800215

SUMMARY:

Request by Lloyd A. Denton, Jr. SA Willis Ranch Unit 4B, LTD., for approval to subdivide a tract of land to establish Willis Ranch Unit 4B (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 23, 2020
Owner: Lloyd A. Denton, Jr. SA Willis Ranch Unit 4B, LTD.
Engineer/Surveyor: Pape Dawson Engineers
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 15-00034, Willis Ranch, accepted on September 16, 2017.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by [10-06-3101P]. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 901 Block 2, CB 4855. 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 Camp Bullis Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis 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 23.72 acre tract of land, which proposes sixty-one (61) single-family residential lots, two (2) non-single-family residential lots and approximately one thousand eight hundred eleven (1,811) linear feet of private streets.