



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** December 15, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Waterwheel Hilltop 20-11800368

**SUMMARY:**

Request by C. Edward Barron III, CB Fossil Springs LTD, for approval to subdivide a tract of land to establish Waterwheel Hilltop Subdivision, generally located northwest of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 23, 2021

**Applicant/Owner:** C. Edward Barron III, CB Fossil Springs LTD

**Engineer/Surveyor:** Civil Engineering Consultants

**Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264**

**ANALYSIS:**

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

**ISSUE:**

**FEMA Study:** It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by 48029C195G. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 901, Block 195, CB #4451 information. 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:**

Approval of a Subdivision plat that consists of 56.454 acre tract of land, which proposes ninety-five (95) of single-family residential lots, one (1) non-single family residential lots, and approximately two thousand three hundred fifty (2,350) linear feet of public streets.