



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800787 (Kallison Ranch 215 Phase 3 Unit 13C)

**SUMMARY:**

Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 13C Subdivision, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** October 29, 2024

**Owner:** David Rittenhouse, PHSA-NW315, LLC

**Engineer/Surveyor:** KFW Engineers & Surveying

**Staff Coordinator:** Clayton Wallace, Planning Coordinator, (210)-207-7980

**ANALYSIS:**

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

**Master Development Plan:** MDP #15-00007, Kallison Ranch 215 Acre Tract, accepted on December 21, 2015.

**Acreage:** 28.77

**Number of Residential Lots:** 80

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 2,302

**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).**

**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.