



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800650 (Kallison Ranch 215 Phase 3 Unit 14B)

SUMMARY:

LAND-PLAT-22-11800650: Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 14B Subdivision, generally located northwest of the intersection of Kallison Bend and Kallison Lane. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 22, 2024

Applicant/Owner: David Rittenhouse, PHSA-NW315, LLC

Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

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: 28.22

Number of Residential Lots: 70

Number of Non-Residential Lots: 1

Linear Feet of Streets: 2,929

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).

Aquifer Review: The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (SAWS Aquifer letter attached). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

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.