



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800 (Kallison Ranch 215 Phase 1 Unit 12C)

SUMMARY:

Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 1 Unit 12C Subdivision, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 29, 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: 21.12

Number of Residential Lots: 114

Number of Non-Residential Lots: 1

Linear Feet of Streets: 3,310

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).

FEMA Study: It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lots 26 and 27, Block 242, 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:

Staff recommends Approval.