



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** September 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800243 (Kallison Ranch 215 PH 3 U13A & U13B)

**SUMMARY:**

Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 PH 3 U13A & U13B Subdivision, generally located northwest of the intersection of Dapple Colt and Kallison Bend. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** August 28, 2023

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

**Engineer/Surveyor:** KFW Engineers

**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:** 15-00007, Kallison Ranch MDP, accepted on December 21, 2015.

**Acreage:** 41.50

**Number of Residential Lots:** 122

**Number of Non-Residential Lots:** 7

**Linear Feet of Streets:** 4,846

**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.