



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** October 11, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800286 (Kallison Ranch 215 Phase 3 Unit 12B)

**SUMMARY:**

Request by David Rittenhouse, PHSA-NW 315, LLC, for approval to replat and subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 12B Subdivision, generally located northwest of the intersection of Kallison Lane and Kallison Bend. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 26, 2023

**Applicant/Owner:** David Rittenhouse, PHSA-NW 315, LLC

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

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

**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, accepted on December 21, 2015.

**Military Awareness Zone:** N/A

**Acreage:** 25.78

**Number of Residential Lots:** 109

**Number of Non-Residential Lots:** 6

**Linear Feet of Streets:** 4,106

**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.