



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** December 14, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Kallison Ranch 215 Phase 1 Road H 21-11800042

**SUMMARY:**

Request by Mark Schendel, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 1 Road H Subdivision, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 15, 2022

**Applicant/Owner:** Mark Schendel, PHSA-NW315, LLC

**Engineer/Surveyor:** KFW Engineers & Surveying  
**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**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.

**ISSUE:**

None

**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:**

Approval of a Subdivision plat that consists of 1.31 acre tract of land, which proposes approximately two hundred thirty-six (236) linear feet of public streets.