



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 3 Unit 14A 21-11800391

SUMMARY:

Request by Mark Schendel, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 14A, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 17, 2022

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

Engineer/Surveyor: KFW Engineers & Surveying

Staff Coordinator: Isaac Levy, Senior Planner, 210-207-2736

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP-15-00007.00, Kallison Ranch 215 Acre Tract, accepted on December 23, 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 31.40 acre tract of land, which proposes sixty-three (63) single family residential lots, five (5) non-single family residential lot, and approximately one thousand (1,000) linear feet of public streets.