



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3926  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 7/8/2020

**Title:** 18-900135: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 20 & 21 Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Valley Ranch Units 20 & 21 18-900135

**SUMMARY:**  
Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 20 & 21 Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: June 23, 2020  
 Owner: Leslie Ostrander, CHTEX of Texas, Inc.  
 Engineer/Surveyor: Pape-Dawson Engineers  
 Staff Coordinator: Nicole Salinas, 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 Plans:**  
 MDP 14-0005.01, Kallison Ranch, accepted on June 07, 2018.

**FEMA Study:**  
 It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by [DFIRM Panel 48029C0195G]. In addition, a letter of map revision must be issued by

FEMA indicating no 100-year flood plain encroachment exists on lot 901, Block 206, CB 4451. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 62.256 acre tract of land, which proposes two hundred thirty-four (234) single-family residential lots, three (3) non-single-family residential lots and approximately seven thousand five hundred seventy-seven (7,577) linear feet of public streets.