



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.