



City of San Antonio

Agenda Memorandum

File Number: 19-8110

Agenda Item Number: 13.

Agenda Date: 11/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kallison Ranch Phase 1, Unit 6 18-900098

SUMMARY:

Request by Michael C. Brishch, Perry Homes, LLC, for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 6 Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: October 29, 2019
Owner: Michael C. Brishch, Perry Homes, LLC
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 838, Kallison Ranch, accepted on August 29, 2005.

FEMA Study:

It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared by KFW Engineers and is pending approval by City of San Antonio and Bexar County. The Floodplain study (FEMA Case No. 19-06-2184R) is pending approval by FEMA. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 30 thru 42, Block 69, 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 17.51 acre tract of land, which proposes sixty-nine (69) single-family residential lots, seven (7) non-single-family residential lots, and approximately two thousand eight hundred nineteen (2,819) linear feet of public streets.