



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8110

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/13/2019

**Title:** 18-900098: 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).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**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.