



City of San Antonio

Agenda Memorandum

File Number:20-3908

Agenda Item Number: 1.

Agenda Date: 7/8/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Valley Ranch-Unit 24B 80578

SUMMARY:

Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 24B 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: PENDING
Owner: Leslie Ostrander, Chtex of Texas, Inc.
Engineer/Surveyor: Pape Dawson, Engineers
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 14-00005.02, Kallison Ranch, accepted on March 10, 2020.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by Pape-Dawson Engineers. In addition, a conditional letter of map revision is approved by FEMA on November 17, 2017. 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 Replat and Subdivision Plat that consists of a 33.739 acre tract of land, which proposes eighty two (82) single-family residential lots, one (1) non-single-family residential lots and approximately two thousand three hundred fifty-eight (2,358) linear feet of public streets.