



City of San Antonio

Agenda Memorandum

File Number:20-3926

Agenda Item Number: 2.

Agenda Date: 7/8/2020

In Control: Planning Commission

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.