



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800791 (Kinder Sunday Creek – Phase 1)

SUMMARY:

Request by Scott Teeter, SA Kinder Ranch No.2 LTD, for approval to subdivide a tract of land to establish Kinder Sunday Creek – Phase 1 Subdivision, generally located northeast of the intersection of Chalkstone and Sunday Creek. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 21, 2024

Owner: Scott Teeter, SA Kinder Ranch No.2 LTD

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: 16-00024, Kinder Ranch MDP, accepted on 9/23/2016.

Acreage: 8.275

Number of Residential Lots: 0

Number of Non-Residential Lots: 2

Linear Feet of Streets: 3130

Street Type: Private

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

RECOMMENDATION:

Staff recommends Approval.