



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**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.