



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: etj

SUBJECT:

LAND-PLAT-22-11800688 (Kinder West Unit 8B (Enclave))

SUMMARY:

Request by Scott Teeter, SA Kinder Ranch NO. 2, LTD/ Kinder Ranch Gale Investment, LP By: Bitterblue, INC. , for approval to replat and subdivide a tract of land to establish Kinder West Unit 8B (Enclave) Subdivision, generally located northwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: July, 22, 2024

Owner: Scott Teeter, SA Kinder Ranch NO. 2, LTD/ Kinder Ranch Gale Investment, LP By: Bitterblue, INC.

Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Joslyn Fischer, Planner, (210)-207-8050

ANALYSIS:

Zoning: 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 March, 15, 2018.

Acreage: 10.014

Number of Residential Lots: 37

Number of Non-Residential Lots: 1

Linear Feet of Streets: 1,739

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).

Notices: 33 notices mailed to property owners within 200 feet of area being replatted.

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.