



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800208 (Kinder Ranch AGI Unit 7A (Enclave))

SUMMARY:

Request by Lloyd A Denton Jr., AGI Kinder Ranch LTD, for approval to replat and subdivide a tract of land to establish Kinder Ranch AGI, Unit 7A (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: EJT

Filing Date: August 20, 2024

Owner: Lloyd A. Denton Jr., AGI Kinder Ranch LTD

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

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

Master Development Plan: 24-11100019, Kinder Ranch MDP, accepted on August 1, 2024.

Acreage: 36.151

Number of Residential Lots: 84

Number of Non-Residential Lots: 1

Linear Feet of Streets: 4,455.7

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: 24 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.