



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 25, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Kinder Ranch AGI, Unit 1B Enclave 21-11800026

SUMMARY:

Request by Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 1B Enclave Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 10, 2022

Applicant/Owner: Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Senior 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 Plan: MDP #16-00024.01, Kinder Ranch, accepted on March 15, 2018.

ISSUE:

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:

Approval of a Subdivision plat that consists of 16.823 acre tract of land, which proposes twenty-seven (27) of single-family residential lots, three (3) non-single family residential lots, and approximately eight hundred seventy-six (876) linear feet of private streets.