



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 22, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Kinder West Unit 9 (Enclave) 21-11800402

SUMMARY:

Request by Lloyd A. Denton Jr., Kinder Sunday Creek, Inc. and SA Kinder Ranch No. 2, LTD., for approval to subdivide a tract of land to establish Kinder West Unit 9 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: June 10, 2022

Applicant/Owner: Lloyd A. Denton Jr., Kinder Sunday Creek, Inc. and SA Kinder Ranch No. 2, LTD

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Isaac Levy, Planner, 210-207-2736

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 MDP, accepted on April 11, 2017.

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 22.613 acre tract of land, which proposes eighty-seven (87) single-family residential lots, two (2) non-single family residential lots, and approximately four thousand seven (4,007) linear feet of private streets.