



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1772

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 2/24/2021

**Title:** 19-11800353: Request by Jeffrey McKinnie M.W. Cude Engineers, LLC , for approval to subdivide a tract of land to establish Kendall Brook Unit 5 Subdivision, generally located east of the intersection of Walzem Road and Ferrysage Drive. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Kendall Brook Unit 5 19-11800353

**SUMMARY:**  
Request by Jeffrey McKinnie M.W. Cude Engineers, LLC , for approval to subdivide a tract of land to establish Kendall Brook Unit 5 Subdivision, generally located east of the intersection of Walzem Road and Ferrysage Drive. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ - San Antonio  
Filing Date: February 8, 2021  
Owner: Continental Homes of Texas, L.P.  
Engineer/Surveyor: M.W. Cude Engineers, LLC  
Staff Coordinator: Joshua Orton, Planner, (210) 207-8050

### ANALYSIS:

#### Zoning:

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

#### Master Development Plans:

MDP 15-00054.01, Liberte Ventura, accepted on April 2, 2019

#### Military Awareness Zone:

The subject property lies within the JBSA Randolph, 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the JBSA Randolph Military Installation were notified, and the Garrison Commander provided the following response:

- a. This site is outside the safety and noise zones of JBSA-RND airfields. This request will not adversely impact operations and delivery of mission requirements.
- b. This site is located within the FAA AC No: 150/5200-33B, 10,000 ft. Bird Aircraft Strike Hazard (BASH) Critical Zone of JBSA-Randolph and under the direct approach departure airspace.
- c. USDA and 12 FTW/SE recommend that landscaping for this site focus on selecting vegetation that does not attract hazardous bird species (i.e. xeriscaping with native vegetation is the preferred option for this region), and discourage water features (i.e. artificial ponds, reservoirs, retention ponds) that attract hazardous bird species.
- d. Recommend newly planted trees (prefer shrubs and smaller vegetation), be planted in a manner that the vegetation does not create a uniform canopy at maturity. During the construction phase, construction trash and water runoff should not create an attractant for hazardous bird species. Questions please contact (210) 652-2224.
- e. In order to mitigate potential interference with existing JBSA operational systems, please coordinate with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.

The applicant acknowledged receiving the response from the Garrison Commander, but did not provide a response to their request.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and JBSA Randolph staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of [Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD -1)] Regulations, which ever is applicable. .

The subject property lies within the JBSA Randolph Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

#### **ALTERNATIVE ACTIONS:**

Plat consideration **without** a Variance:

- Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

#### **RECOMMENDATION:**

Approval of a Subdivison Plat that consists of a 13.28 acre tract of land, which proposes sixty-nine single-family residential lots, and approximately two thousand two hundred forty-seven (2,247) linear feet of public streets.