



City of San Antonio

Agenda Memorandum

File Number:17-1844

Agenda Item Number: 1.

Agenda Date: 3/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kinder West, Unit-2 (Enclave) 160104

SUMMARY:

Request by Lloyd A. Denton, Jr., LFV Properties, LTD., SA Kinder Ranch No. 2, LTD., & SA Kinder West Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West, Unit-2 (Enclave) Subdivision, generally located northwest of the intersection of Sunday Creek Drive and Kinder Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	February 21, 2017
Owner:	Lloyd A. Denton, Jr., LFV Properties, LTD., SA Kinder Ranch No. 2, LTD., & SA Kinder West Units 1 & 2, Inc.,
Engineer/Surveyor:	Pape Dawson, Engineers
Staff Coordinator:	Juanita Romero, 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 Plans:

MDP 824-C, Kinder Ranch, accepted on July 12, 2013

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by Pape-Dawson. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

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.

ALTERNATIVE ACTIONS:

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 Subdivision Plat that consists of 26.24 acre tract of land, which proposes ninety-nine (99) single-family residential lots, and approximately four thousand one hundred twenty-two (4,122) linear feet of private streets.