



City of San Antonio

Agenda Memorandum

File Number:19-6703

Agenda Item Number: 4.

Agenda Date: 9/11/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kinder West, Unit 4 (Enclave) 180262

SUMMARY:

Request by Lloyd Denton Jr., SA Kinder West Unit 4, Inc, for approval to replat and subdivide a tract of land to establish Kinder West, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: August 19, 2019
Owner: Lloyd Denton Jr., SA Kinder West Unit 4, Inc
Engineer/Surveyor: Pape-Dawson, Engineers
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 16-00024, Kinder Ranch, accepted on September 28, 2016.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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.

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 replat and subdivision Plat that consists of 36.81 acre tract of land, which proposes eighty-seven (87) single-family residential lots, five (5) non-single-family residential lots, and approximately four thousand six hundred thirty-nine (4,639) linear feet of private streets.