



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1030

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**Agenda Item Number:** 3.

**Agenda Date:** 1/8/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Kinder Ranch AGI, Unit-3 (Enclave) 180226

**SUMMARY:**

Request by Lloyd A. Denton, Jr., AGI Kinder Ranch LTD and AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-3 (Enclave) Subdivision, generally located southwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 19, 2019  
Owner: Lloyd A. Denton, Jr., AGI Kinder Ranch LTD and  
AGI Kinder Ranch Unit 3, LTD  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

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

**Military Awareness Zone:**

The subject property lies within the JBSA Camp Bullis Military notification zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the 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 Subdivision Plat that consists of 14.20 acre tract of land, which proposes forty (40) single-family residential lots, one (1) non-single family residential lot, and approximately two thousand four hundred sixty seven (2,467) linear feet of private streets.

