



City of San Antonio

Agenda Memorandum

File Number:20-4081

Agenda Item Number: 7.

Agenda Date: 7/22/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kinder Commercial Unit 1 20-11800121

SUMMARY:

Request by Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd., for approval to subdivide a tract of land to establish Kinder Commercial Unit 1 Subdivision, generally located at the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: July 7, 2020
Owner: Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd.
Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Nicole Salinas, 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-B, Kinder Ranch, accepted on September 22, 2014.

Military Awareness Zone:

The subject property lies within the Camp Bullis Military Awareness 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 4.13 acre tract of land, which proposes three (3) non-single-family residential lots.