



City of San Antonio

Agenda Memorandum

File Number:21-4332

Agenda Item Number: 4.

Agenda Date: 6/23/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Kinder West, Unit-5 (Enclave) 20-11800099

SUMMARY:

Request by Lloyd A. Denton Jr., SA Kinder West Unit 5, Inc., SA Kinder Ranch No. 2, LTD, for approval to subdivide a tract of land to establish Kinder West, Unit-5 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road. and Kinder Parkway. Staff recommends Approval. (Paige Strunk, Planner, (210) 207-0259, Paige.Strunk@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: June 8, 2021
Owner: Lloyd A. Denton Jr., SA Kinder West Unit 5, Inc., SA Kinder Ranch No. 2, LTD
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Paige Strunk, Planner, (210) 207-0259

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 16-00024.01, Kinder Ranch, accepted on March 15, 2018.

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 13.117 acre tract of land, which proposes, sixty (60) single-family residential lots, three (3) non-single-family residential lots and approximately two

thousand two hundred ten (2,210) linear feet of private streets.