



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4069

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**Agenda Item Number:** 1.

**Agenda Date:** 7/22/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Kinder Northeast, Unit-10 (PUD) 140008

**SUMMARY:**

Request by Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit-10, Inc., for approval to subdivide a tract of land to establish Kinder Northeast, Unit-10, PUD Subdivision, generally located north of the intersection of Prospect Creek and Lindaver lane. Staff recommendation is Pending. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

|                    |   |
|--------------------|---|
| Council District:  | ETJ   |
| Filing Date:       | Pending   |
| Owner:             | Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit-10, Inc. |
| Engineer/Surveyor: | Pape-Dawson Engineers, Inc.                           |
| Staff Coordinator: | Larry Odis, 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 824-C, Kinder Ranch, accepted on July 12, 2013

PUD 08-004C, Kinder Northeast PUD, approved on August 14, 2013

**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, and the Garrison Commander provided the following response:

The proposed project will 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:**

Pending approval of a Subdivision Plat that consists of 26.026-acre tract of land, which proposes forty nine (49) single-family residential lots, two (2) non-single family residential, and approximately two thousand six hundred one (2,601) linear feet of private streets.