



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5022  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 9/23/2015

**Title:** 140008: 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 recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Kinder Northeast, Unit-10 Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Kinder Northeast, Unit 10 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 recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: September 18, 2015  
 Owner: Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit-10, Inc.  
 Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
 Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

**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:**

Staff recommends approval for a Subdivision Plat that consists of 16.560 acre tract of land, which proposes thirty-seven (37) single-family residential lots, five (5) non-single family residential, and approximately two thousand six hundred one (2,601) linear feet of private streets.