



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5236

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/12/2016

**Title:** 160601: Request by Lloyd A. Denton, Jr., AGI Kinder Ranch Ltd. & AGI Kinder Ranch Unit1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-2 (Enclave) Subdivision, generally located southwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat 160601, 2. SAWS CZP approval

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

**SUBJECT:**  
Kinder Ranch AGI, Unit-2 (Enclave) 160601

**SUMMARY:**  
Request by Lloyd A. Denton, Jr., AGI Kinder Ranch Ltd. & AGI Kinder Ranch Unit1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-2 (Enclave) Subdivision, generally located southwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: September 26, 2016  
Owner: Lloyd A. Denton, Jr., AGI Kinder Ranch Ltd. & AGI Kinder Ranch Unit1, Ltd.  
Engineer/Surveyor: Pape Dawson Engineers, Inc.  
Staff Coordinator: Juanita Romero, 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 16-00024, Kinder Ranch Master Development Plan, accepted on September 23, 2016

#### Aquifer Review:

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT [2]). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**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 14.96 acre tract of land, which proposes thirty-three (33) single-family residential lots, one (1) non-single-family residential lots and approximately one thousand four hundred thirteen (1,413) linear feet of private streets.