



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3795

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/13/2018

**Title:** 170373: Request by Lloyd A. Denton, Jr. LFV Properties, Ltd. for approval to replat and subdivide a tract of land to establish Kinder West, Unit 3 (Enclave) Subdivision, generally located northwest of the intersection of Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170373 Kinder West, Unit 3 (Enclave)

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

**SUBJECT:**  
Kinder West, Unit 3 (Enclave) 170373

**SUMMARY:**  
Request by Lloyd A. Denton, Jr. LFV Properties, Ltd. for approval to replat and subdivide a tract of land to establish Kinder West, Unit 3 (Enclave) Subdivision, generally located northwest of the intersection of Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 24, 2018  
Owner: Lloyd A. Denton, Jr. LFV Properties, Ltd.  
Engineer/Surveyor: Pape -Dawson Engineers, Inc.  
Staff Coordinator: Martha Bernal, 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 16-00024, Kinder Ranch, accepted on September 23, 2016

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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.

**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 Replat and subdivision plat that consists of 27.13 acre tract of land, which proposes sixty-nine (69) single-family residential lots, four (4) non-single-family residential lots and approximately two thousand seven hundred forty (2,740) linear feet of private streets.