



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6703

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 9/11/2019

**Title:** 180262: Request by Lloyd Denton Jr., SA Kinder West Unit 4, Inc, for approval to replat and subdivide a tract of land to establish Kinder West, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. KINDER WEST, UNIT-4 SIGNED PLAT

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

**SUBJECT:**  
Kinder West, Unit 4 (Enclave) 180262

**SUMMARY:**  
Request by Lloyd Denton Jr., SA Kinder West Unit 4, Inc, for approval to replat and subdivide a tract of land to establish Kinder West, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: August 19, 2019  
Owner: Lloyd Denton Jr., SA Kinder West Unit 4, Inc  
Engineer/Surveyor: Pape-Dawson, Engineers  
Staff Coordinator: Martha Bernal, Senior 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 28, 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 36.81 acre tract of land, which proposes eighty-seven (87) single-family residential lots, five (5) non-single-family residential lots, and approximately four thousand six hundred thirty-nine (4,639) linear feet of private streets.