



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3172

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** 18-900021: Request by Lloyd A. Denton Jr, LFV Properties, LTD., for approval to replat and subdivide a tract of land to establish Kinder Northeast, Unit-11 (PUD) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat, 2. SAWS Letter

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

**SUBJECT:**  
Kinder Northeast, Unit-11 (PUD) 18-900021

**SUMMARY:**  
Request by Lloyd A. Denton Jr, LFV Properties, LTD., for approval to replat and subdivide a tract of land to establish Kinder Northeast, Unit-11 (PUD) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 7, 2020  
Owner: Lloyd A. Denton Jr, LFV Properties, LTD.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**

MDP 16-00024.01, Kinder Ranch, accepted on March 15, 2018.  
PUD 08-00C, Kinder Northeast, approved on August 14, 2013.

**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 Replat and Subdivision plat that consists of 23.69 acre tract of land, which proposes forty one (41) single-family residential lots, two (2) non-single family residential lots and approximately two thousand seven hundred sixteen (2,716) linear feet of private streets.