



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4081

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/22/2020

**Title:** 20-11800121: Request by Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd., for approval to subdivide a tract of land to establish Kinder Commercial Unit 1 Subdivision, generally located at the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

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

**SUBJECT:**  
Kinder Commercial Unit 1 20-11800121

**SUMMARY:**  
Request by Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd., for approval to subdivide a tract of land to establish Kinder Commercial Unit 1 Subdivision, generally located at the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: July 7, 2020  
Owner: Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd.  
Engineer/Surveyor: Pape Dawson Engineers  
Staff Coordinator: Nicole Salinas, 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 824-B, Kinder Ranch, accepted on September 22, 2014.

#### Military Awareness Zone:

The subject property lies within the Camp Bullis Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the 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 Subdivision Plat that consists of 4.13 acre tract of land, which proposes three (3) non-single-family residential lots.