



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1050

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**Agenda Item Number:** 14.

**Agenda Date:** 12/19/2018

**In Control:** Planning Commission

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**SUBJECT:**

Kinder Ranch Alternate Pedestrian Plan      APP 17-00013.01

**SUMMARY:**

Request by Lloyd A. Denton, Jr., SA Kinder Ranch No. 1, Ltd., for approval of an Alternate Pedestrian Plan for Kinder Ranch, generally located northwest of the intersection of Bulverde Road and Borgfeld Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District:      ETJ  
Filing Date:      November 26, 2018  
Owner:      Lloyd A. Denton, Jr., SA Kinder Ranch No. 1, Ltd.  
Engineer/Surveyor:      Pape Dawson, Engineers  
Staff Coordinator:      Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

The proposed plan 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  
PUD 08-004C, Kinder Northeast PUD, approved on August 14, 2013

**PEDESTRIAN CIRCULATION PLAN:**

Pursuant to section 35-414 of the Unified Development Code (UDC),

(a) **Applicability.** Developments proposing an alternative pedestrian plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q)(1) shall have an approved pedestrian circulation plan approved by the Planning Commission.

(b) **Requirements.** The following materials shall be submitted for consideration:

(1) The plan review fee specified in Appendix "C".

(2) The pedestrian circulation plan shall contain at a minimum the following information:

- A. Location and arrangement of all-weather walkways,
- B. Phasing or time schedule for the construction of the walkways, and
- C. Identification of the sidewalk segments required under subsection

35-506 (q) (1) that will not be constructed.

(3) If the proposed walkways are not located within a public right-of-way, a private street or an irrevocable platted ingress/egress easement, then pedestrian easements shall be included on the plat.

(4) All sidewalk construction shall conform to the latest criteria of the Americans with Disabilities Act (ADA) (see subsection 35-501(e)).

(c) **Consideration.** In considering the plan, the Planning Commission may require and impose conditions to ensure that access to and along the walkway areas is safe, convenient, and provides pedestrians with adequate paths of movement.

**RECOMMENDATION:**

Approval of an Alternate Pedestrian Plan that consists of 1,034.57 acre tract of land.