



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-22-11800442 (Old Talley, Unit 3)

**SUMMARY:**

LAND-PLAT-22-11800442: Request by Lloyd A. Denton JR, Talley Road Development, LTD., for approval to replat and subdivide a tract of land to establish Old Talley, Unit 3 Subdivision, generally located southwest of the intersection of Old FM 471 West and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 14, 2023

**Applicant/Owner:** Lloyd A. Denton JR, Talley Road Development, LTD.

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

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

**Master Development Plan:** MDP #19-11100037, Old Talley Tract, accepted on March 18, 2020.

**Acreage:** 12.573

**Number of Residential Lots:** 65

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 2,645

**Street Type:** Public

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**Notices:** 63 notices mailed to property owners within 200 feet of area being replatted.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.