



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 25, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Cantera Hills – Unit 3, Enclave 21-11800246

SUMMARY:

Request by Lloyd A. Denton, Jr., 270 Scenic Loops Investment, LTD, for approval to subdivide a tract of land to establish Cantera Hills – Unit 3 Enclave Subdivision, generally located southwest of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 5, 2022

Applicant/Owner: Lloyd A. Denton, Jr., 270 Scenic Loops Investment, LTD

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Chris McCollin, Planning Coordinator, (210) 207-5014.

ANALYSIS:

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

Master Development Plan: MDP # 20-11100015, Cantera Hills at Scenic Loop, accepted on October 9, 2020

ISSUE:

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

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:

Approval of a Subdivision plat that consists of 47.676 acre tract of land, which proposes twenty eight (28) of single-family residential lots, three (3) non-single family residential lots, and approximately two thousand one hundred ninety seven (2,197) linear feet of private streets.