



# 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.