



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3788

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/24/2020

**Title:** 19-11800086: Request by Lloyd A. Denton, Jr., Cantera Hills Development, LTD, for approval to subdivide a tract of land to establish Cantera Hills, Unit-2 (Enclave) Subdivision, generally located southwest of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@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:**  
Cantera Hills, Unit-2 (Enclave) 19-11800086

**SUMMARY:**  
Request by Lloyd A. Denton, Jr., Cantera Hills Development, LTD, for approval to subdivide a tract of land to establish Cantera Hills, Unit-2 (Enclave) Subdivision, generally located southwest of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
 Filing Date: April 28, 2020  
 Owner: Lloyd A. Denton, Jr., Cantera Hills Development, LTD  
 Engineer/Surveyor: Pape Dawson, Engineers  
 Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

**ANALYSIS:**

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

**Master Development Plans:**  
MDP 16-00013.00, Cantera Hills, accepted on August 26, 2016.

**Military Awareness Zone:**  
The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the

executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis 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 47.312 acre tract of land, which proposes forty-two (42) single-family residential lots, two (2) non-single-family residential lots and approximately four thousand one hundred fifty-five (4,155) linear feet of private streets.