



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3682

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/24/2015

**Title:** 140094: Request by Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, Ltd., for approval to subdivide a tract of land to establish Willis Ranch, U-3A/4A/5A (Enclave), generally located west of the intersection of Bulverde Road and E. Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Willis Ranch, Unit-3A\_4A\_5A FINAL Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Willis Ranch, U-3A/4A/5A (Enclave) 140094

**SUMMARY:**  
Request by Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, Ltd., for approval to subdivide a tract of land to establish Willis Ranch, U-3A/4A/5A (Enclave), generally located west of the intersection of Bulverde Road and E. Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: June 8, 2015  
Owner: Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, Ltd.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

### ANALYSIS:

#### Zoning:

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

#### Master Development Plans:

MDP 823-A, Willis Ranch, accepted on February 15, 2008

#### 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.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

**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 22.170 acre tract of land, which proposes sixty-six (66) single-family residential lots, three (3) non-single-family residential lot, and approximately three thousand and six (3,006) linear feet of private streets.