



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5238

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**Agenda Item Number:** 2.

**Agenda Date:** 10/12/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Willis Ranch, Unit-3B (Enclave) 150219

**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, Unit-3B (Enclave) Subdivision, generally located south of the intersection of Willis Ranch and Bulverde Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 6, 2016  
Owner: Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, LTD  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

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

**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 a 12.05 acre tract of land, which proposes thirty one (31) single family residential lots, two (2) non-single family residential lots, and approximately one thousand four hundred seventy seven (1,477) linear feet of private streets.

