



City of San Antonio

Agenda Memorandum

File Number: 17-4091

Agenda Item Number: 5.

Agenda Date: 7/12/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Cantera Hills, Unit-1 (Enclave) 160436

SUMMARY:

Request by Lloyd A. Denton, Jr., Cantera Hills, Unit-1, Ltd, for approval to subdivide a tract of land to establish Cantera Hills, Unit-1 Subdivision, generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: June 26, 2017
Owner: Lloyd A. Denton, Jr., Cantera Hills, Unit-1, 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 16-00013, Cantera Hills, pending approval.

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 57.03 acre tract of land, which proposes forty-eight (48) single-family residential lots, one (1) non-single-family residential lot, and approximately five thousand three hundred fifty-two (5,352) linear feet of private streets.