



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4088  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 7/12/2017

**Title:** 170120: Request by Lloyd A. Denton, Jr. Shavano Rogers Ranch Road No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase III Subdivision, generally located northeast of the intersection of Loop 1604 and Military Highway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170120 Shavano Ranch Road, Phase III, 2. 170120 Aquifer Letter

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Shavano Ranch Road, Phase III 170120

**SUMMARY:**  
 Request by Lloyd A. Denton, Jr. Shavano Rogers Ranch Road No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase III Subdivision, generally located northeast of the intersection of Loop 1604 and Military Highway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 9  
 Filing Date: June 29, 2017  
 Owner: Lloyd A. Denton, Jr., Shavano Rogers Ranch Road No. 3, Ltd.  
 Engineer/Surveyor: Pape-Dawson, Engineers  
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

**ANALYSIS:**  
**Zoning:**  
 "PUD R-6" Single-Family Residential

**Master Development Plans:**  
 MDP 14-00014, Rogers Ranch, accepted on June 4, 2014

**Aquifer Review:**

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT #2). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**Military Awareness Zone:**

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

**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 1.50 acre tract of land, which proposes approximately four hundred seventy-three (473) linear feet of public streets.