



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4893  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 9/28/2016

**Title:** 150374: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd. and Bitterblue/Rogers Water Interests Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase I Subdivision, generally located north of the intersection of Northwest Military Highway and Loop 1604 West. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150374- FINAL PLAT

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

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Shavano Ranch Road, Phase I 150374

**SUMMARY:**  
 Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd. and Bitterblue/Rogers Water Interests Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase I Subdivision, generally located north of the intersection of Northwest Military Highway and Loop 1604 West. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9  
 Filing Date: September 8, 2016  
 Owner: Lloyd A. Denton, Shavano Rogers Ranch North No. 3, Ltd. and Bitterblue/Rogers Water Interests Ltd.  
 Engineer/Surveyor: Pape Dawson, Engineers  
 Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**  
 “R-6” Single-Family Residential and “C-2” Commercial District

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

**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).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Military Lighting Overlay District (MLOD-1) Regulations.

**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 6.96 acre tract of land, which proposes one (1) non-single-family residential lot, and approximately two thousand three hundred fifty-eight (2,358) linear feet of public streets.