



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3918

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/8/2015

**Title:** 140550: Request by Lloyd A. Denton Jr., Shavano Rogers Ranch North No. 3, LTD., for approval of a plat to subdivide a tract of land to establish Rogers Ranch, Unit-P8 & P9 (PUD) Subdivision, generally located northwest of the intersection of Salado Canyon Drive and Canoe Brook Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 140550-Rogers Ranch P8 & P9 signed, 2. SAWS-Category Letter

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

**SUBJECT:**  
Rogers Ranch, Unit-P8 & P9 (PUD) 140550

**SUMMARY:**  
Request by Lloyd A. Denton Jr., Shavano Rogers Ranch North No. 3, LTD., for approval of a plat to subdivide a tract of land to establish Rogers Ranch, Unit-P8 & P9 (PUD) Subdivision, generally located northwest of the intersection of Salado Canyon Drive and Canoe Brook Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: 9  
Filing Date: June 22, 2015  
Owner: Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, LTD.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

### ANALYSIS:

**Zoning:**  
“PUD R-6” Planned Unit Development Single-Family Residential

**Master Development Plans:**  
MDP 14-00014, Rogers Ranch, accepted on June 4, 2015

**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 File No. 1410001. 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:**

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, and the Garrison Commander provided the following response:

- The applicant has provide appropriate documentation of a recent endangered species survey (not older than three (3) years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present; and/or
- The applicant sent the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin; and/or

The applicant acknowledges receiving the response from the Garrison Commander, and indicated, "The tract subject to the application to the City of San Antonio is within the presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist certified by U.S. Fish and Wildlife and copies sent to:

U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758"

**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 Subdivison Plat that consists of 28.076 acre tract of land, which proposes sixty-six (66) single-family residential lots, and approximately two thousand nine hundred and ninety-nine (2,999) linear feet of private streets.