



City of San Antonio

Legislation Details (With Text)

File #: 18-2687

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 4/11/2018

Title: 170316: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd & Bitterblue/Rogers Water Interests, Ltd., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 4 (PUD) Subdivision, generally located northeast of the intersection of Loop 1604 and NW Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 170316 Shavano Highlands, Unit 4 (PUD), 2. 170316 SAWS Aquifer letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

Shavano Highlands, Unit 4 (PUD) 170316

SUMMARY:

Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd & Bitterblue/Rogers Water Interests, Ltd., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 4 (PUD) Subdivision, generally located northeast of the intersection of Loop 1604 and NW Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9

Filing Date: March 21, 2018

Owner: Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd & Bitterblue/Rogers Water Interests, Ltd.,

Engineer/Surveyor: Pape-Dawson, Engineers

Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

ANALYSIS:

Zoning:

“PUD R-6” Planned Unit Development Single-Family Residential District

Master Development Plans:

MDP 14-00014, Rogers Ranch, accepted on June 4, 2014

PUD 15-00013.01, Shavano Highlands Unit 3 & 4, PUD, approved on January 11, 2018

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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:

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.

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 Replat and Subdivision Plat that consists of 21.25 acre tract of land, which proposes fifty-four (54) single-family residential lots four (4) non-single-family residential lots, and approximately three thousand three hundred seventy-four (3,374) linear feet of private streets.