



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4704

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/14/2021

**Title:** 20-11800231: Request by Lloyd A Denton, Shavano Rogers Ranch North No. 3, Ltd. & Rogers Shavano Ranch, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands, Unit-6A, generally located northeast of the intersection of Shavano Ranch and Northwest Military Highway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat, 2. SAWS Letter

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

**DEPARTMENT:** Development Services

**SUBJECT:**  
Shavano Highlands, Unit-6A (Enclave) 20-11800231

**SUMMARY:**  
Request by Lloyd A Denton, Shavano Rogers Ranch North No. 3, Ltd. & Rogers Shavano Ranch, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands, Unit-6A, generally located northeast of the intersection of Shavano Ranch and Northwest Military Highway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: 9

Filing Date: June 29, 2021

Owner: Lloyd A Denton, Shavano Rogers Ranch North No. 3, Ltd. & Rogers Shavano Ranch, Ltd.

Engineer/Surveyor: Pape-Dawson Engineers Inc.

Staff Coordinator: Joshua Orton, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**  
"PUD R-6" Planned Unit Development Residential Single-Family District

**Master Development Plans:**  
MDP 14-00014.01, Rogers Ranch, accepted on November 30, 2018.

**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 Military 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 Subdivision Plat that consists of a 15.717 acre tract of land, which proposes thirty-nine (39) single-family residential lots, one (1) non-single family residential lot, and approximately three thousand nine hundred fifty-one (3,924) linear feet of private streets.