



City of San Antonio

Agenda Memorandum

File Number:16-4893

Agenda Item Number: 4.

Agenda Date: 9/28/2016

In Control: Planning Commission

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.