



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 8, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-23-11800016 (Shavano Highlands Hilltop (Enclave))

SUMMARY:

Request by Lloyd A. Denton, Jr., Shavano Rogers North No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands Hilltop (Enclave) Subdivision, generally located southeast of the intersection of Northwest Military Highway and Shavano Ranch. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: December 18, 2024

Applicant/Owner: Lloyd A. Denton, Jr., Shavano Rogers North No. 3, Ltd.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Jose Garcia, Senior Planner, (210)-207-8268

ANALYSIS:

Zoning: “R-6” Residential Single-Family District

Master Development Plan: MDP 14-00014, Rogers Ranch, accepted on June 4, 2014.

Acreage: 19.138

Number of Residential Lots: 57

Number of Non-Residential Lots: 2

Linear Feet of Streets: 2,630

Street Type: Private

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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 (SAWS Aquifer letter attached). 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 a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the appropriate Military Installation were notified.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

RECOMMENDATION:

Staff recommends Approval.