



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** January 22, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

LAND-PLAT-23-11800083 (Shavano Highlands, Unit 7 Enclave)

**SUMMARY:**

Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3 LTD. & Salado Creek Conservation Association, Inc. & Bitterblue/Rogers Water Interests, LTD. & Rogers Shavano Ranch, LTD., for approval to subdivide a tract of land to establish Shavano Highlands, Unit 7 Enclave Subdivision, generally located north of the intersection of Powder Mill & Carronway. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 9

**Filing Date:** 1/6/2024

**Applicant/Owner:** Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3 LTD. & Salado Creek Conservation Association, Inc. & Bitterblue/Rogers Water Interests, LTD. & Rogers Shavano Ranch, LTD.

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Clayton Wallace, Planning Coordinator, (210)-207-7980

#### **ANALYSIS:**

**Zoning:** “MXD” Mixed Use District

**Master Development Plan:** 13-00002, Rogers Ranch MDP, accepted on July 23,2013.

**Acreage:** 18.74

**Number of Residential Lots:** 44

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 3,101

**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).**

**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.