



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

Shavano Highlands Unit 6B (Enclave) 21-11800239

**SUMMARY:**

Request by Lloyd A. Denton Jr. Shavano Rogers Ranch North No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands Unit 6B (Enclave) Subdivision, generally located northeast of the intersection of Loop 1604 and Shavano Ranch. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 9

**Filing Date:** December 13, 2022

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

**Engineer/Surveyor:** Pape-Dawason Engineers  
**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

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

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

**ISSUE:**

**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:**

Approval of a Subdivision plat that consists of 9.276 acre tract of land, which proposes number (17) of single-family residential lots, number (5) non-single family residential lots, and approximately one thousand seven hundred sixty (1,760) linear feet of private streets.