



City of San Antonio

Legislation Details (With Text)

File #: 17-2696

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 4/26/2017

Title: 160350: Request by Chris Stevens, New Era SA, LLC., for approval to subdivide a tract of land to establish Sendero Ridge Commercial Subdivision, generally located west of the intersection of Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160350 - Sendero Ridge Commercial - UNSIGNED FINAL - 10Apr17, 2. SAWS Aquifer Approval Letter_11 7 16

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Sendero Ridge Commercial 160350

SUMMARY:
Request by Chris Stevens, New Era SA, LLC., for approval to subdivide a tract of land to establish Sendero Ridge Commercial Subdivision, generally located west of the intersection of Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9

Filing Date: April 14, 2017

Owner: Chris Stevens, New Era SA, LLC

Engineer/Surveyor: Macina Bose Copeland and Associates Inc.

Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:
"C-2 ERZD" Commercial Edwards Aquifer Recharge Zone District

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:

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).

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 6.17 acre tract of land, which proposes one (1) non-single family residential lot.