



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5839

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**Agenda Item Number:** 21.

**Agenda Date:** 11/18/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Emerus NW Military 150434

**SUMMARY:**

Request by Lloyd A. Denton, Jr., Rogers 1604 Commercial, Ltd., for approval to subdivide a tract of land to establish Emerus NW Military Subdivision, generally located northwest of the intersection of Charles Anderson Loop FM 1604 and FM 1535 NW Military Highway. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: November 4, 2015  
Owner: Lloyd A. Denton, Jr., Rogers 1604 Commercial, Ltd.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

“C-2 ERZD” Commercial District Edwards Recharge Zone District

**Master Development Plans:**

MDP 14-00014, Rogers Ranch, accepted on May 29, 2014

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