



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2696

---

**Agenda Item Number:** 5.

**Agenda Date:** 4/26/2017

**In Control:** Planning Commission

---

**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.