



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 8, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Copper Canyon Unit 11 20-11800315

SUMMARY:

Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Copper Canyon Unit 11 Subdivision, generally located northeast of the intersection of US Highway 281 and East Borgfeld Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 24, 2022

Applicant/Owner: Leslie Ostrander, Continental Homes of Texas, L.P.

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Chris McCollin, Planning Coordinator, 210-207-5014

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP # 16-00015.01, Cibolo Valley Ranch, accepted on June 11, 2018.

ISSUE:

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 3). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

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 17.542 acre tract of land, which proposes seventy eight (78) of single-family residential lots, one (1) non-single family residential lots, and approximately two thousand six hundred ninety (2,690) linear feet of public streets.