



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** July 13, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

20-11800320 Copper Canyon – Unit 12

**SUMMARY:**

Request by Leslie Ostrander, Continental Homes of Texas, INC., for approval to subdivide a tract of land to establish Copper Canyon – Unit 12 Subdivision, generally located northeast of the intersection of US Highway 281 and East Borgeld Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** June 28, 2022

**Applicant/Owner:** Leslie Ostrander, Continental Homes of Texas, INC.

**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 (SAWS Letter). 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 172.067 acre tract of land, which proposes ninety nine (99) of single-family residential lots, one (1) non-single family residential lots, and approximately three thousand one hundred seventy four (3,174) linear feet of private streets.