



City of San Antonio

Agenda Memorandum

File Number:20-4410

Agenda Item Number: 9.

Agenda Date: 8/12/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Canyon Pass Apartments 19-11800338

SUMMARY:

Request by Lloyd Denton Jr., Rogers/Bitterblue 281 LTD., for approval to subdivide a tract of land to establish Canyon Pass Apartments Subdivision, generally located southwest of the intersection of Overlook Parkway and US Highway 281. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: July 27, 2020
Owner: Lloyd Denton Jr., Rogers/Bitterblue 281 LTD
Engineer/Surveyor: CDS Muery, Engineers, Surveyors
Staff Coordinator: Xiaoyu Hu, Planner, (210) 207-7980

ANALYSIS:

Zoning:

“MF-25 GC-3 ERZD” Low Density Multi-Family US 281 North Gateway Corridor Edwards Aquifer Recharge Zone District

Master Development Plans:

MDP 662-C, Oliver Ranch accepted on March 28, 2016.

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:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Camp

Bullis Military Installation were notified.

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