



City of San Antonio

Agenda Memorandum

File Number:21-3580

Agenda Item Number: 11.

Agenda Date: 5/12/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Copper Canyon - Unit 7 20-11800178

SUMMARY:

Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon - Unit 7 Subdivision, generally located east of the intersection of Wiley Road and US Highway 281 North. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: May 4, 2021
Owner: Leslie Ostrander, CHTEX of Texas, Inc
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

ANALYSIS:

Zoning:

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

Interlocal Agreement:

Pursuant to an April 2016 Interlocal Agreement with the City of Bulverde, this plat review is being conducted by the City of San Antonio.

Master Development Plans:

MDP 16-00015.01, Cibolo Valley Ranch, accepted on June 11, 2018.

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.

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 40.941 acre tract of land, which proposes one hundred fifty-two (152) single-family residential lots, three (3) non-single-family residential lots and approximately seven thousand two hundred thirty-six (7,236) linear feet of public streets.