



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4418

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**Agenda Item Number:** 11.

**Agenda Date:** 8/26/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Cotton Tail Lane Subdivision                      150362

**SUMMARY:**

Request by Fred Gans, CRS Cotton Tail, LLC, for approval of a replat to subdivide a tract of land to establish Cotton Tail Lane Subdivision, generally located northwest of the intersection of Loop 1604 and Babcock Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District:                      8  
Filing Date:                              August 5, 2015  
Owner:                                      Fred Gans, CRS Cotton Tail, LLC  
Engineer/Surveyor:                      KFW Engineers and Surveying, Inc.  
Staff Coordinator:                        Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

“C2 ERZD MLOD” Commercial District Edwards Recharge Zone District Military Lighting Overlay 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 sensitive 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).

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar

County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, whichever is applicable.

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