



City of San Antonio

Legislation Details (With Text)

File #: 20-2823
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 5/13/2020

Title: 180414: Request by John Brian, TF Cibolo Monteverde Ph4, L.P., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 4 (Enclave), generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Monteverde Unit2, Phase 4 (Enclave) 180414

SUMMARY:
 Request by John Brian, TF Cibolo Monteverde Ph4, L.P., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 4 (Enclave), generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: April 16, 2020
 Owner: John Brian, TF Cibolo Monteverde Ph4, L.P.
 Engineer/Surveyor: Pape-Dawson Engineers
 Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

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

Master Development Plans:
 MDP 13-00024, Cibolo Canyons, accepted on December 5, 2013.

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 57.843 acre tract of land, which proposes one hundred thirty four (134) single family residential lots, four (4) non-single family residential lots and approximately six thousand nine hundred thirty nine (6,939) linear feet of private streets.