



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6354

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 12/13/2017

**Title:** 170295: Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Cibolo Canyon Unit 8, Phase 1 (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170295- Cibolo Canyon Unit 8, Phase 1 (Enclave), 2. SAWS Aquifer Document

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**

Cibolo Canyon Unit 8, Phase 1 (Enclave) 170295

**SUMMARY:**

Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Cibolo Canyon Unit 8, Phase 1 (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ

Filing Date: November 13, 2017

Owner: Bradley J. Stein, Forestar (USA) Real Estate Group

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**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).

**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 15.215 acre tract of land, which proposes twenty-seven (27) single-family residential lots, two (2) non-single-family residential lots and approximately one thousand eight hundred forty (1,840) linear feet of private streets.