



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5238

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/24/2019

**Title:** 180353: Request by John Brian, TF Cibolo Phase 9B, LP, for approval to subdivide a tract of land to establish Cibolo Canyon-Unit 9B, Enclave Subdivision, generally located northeast of the intersection of Resort Parkway and Monteverde Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FINAL PLAT, 2. SAWS Aquifer Approval

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**

Cibolo Canyon-Unit 9B, Enclave 180353

**SUMMARY:**

Request by John Brian, TF Cibolo Phase 9B, LP, for approval to subdivide a tract of land to establish Cibolo Canyon-Unit 9B, Enclave Subdivision, generally located northeast of the intersection of Resort Parkway and Monteverde Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: June 25, 2019  
Owner: John Brian, TF Cibolo Phase 9B, LP  
Engineer/Surveyor: Pape-Dawson Engineers  
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). 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 41.928 acre tract of land, which proposes one hundred thirty-one (131) single-family residential lots, seven (7) non-single-family residential lots, and approximately five thousand seven hundred forty-three (5,743) linear feet of private streets.