



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3312

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** 19-11800412: Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7B (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@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:**  
Campanas, Phase 7B (Enclave) 19-11800412

**SUMMARY:**  
Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7B (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 14, 2020  
Owner: John Brian, TF Cibolo Canyons, LP  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

**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.

**Notices:**  
To the present, staff has not received any written responses in opposition from the surrounding property

owners.

**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 Replat and Subdivision Plat that consists of 31.318 acre tract of land, which proposes seventy-three (73) single-family residential lots, three (3) non-single-family residential lots and approximately three thousand one hundred eight (3,108) linear feet of private streets.