



City of San Antonio

Agenda Memorandum

File Number:19-1813

Agenda Item Number: 3.

Agenda Date: 2/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Dolce Vita at Cibolo Canyons 180183

SUMMARY:

Request by Bernardo Pana, Dolce Vita at Cibolo Canyon, LLC, for approval to vacate, replat and resubdivide a tract of land to establish Dolce Vita at Cibolo Canyons Subdivision, generally located southwest of the intersection of Cibolo Canyons Street and TPC Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 28, 2019
Owner: Bernardo Pana, Dolce Vita at Cibolo Canyon, LLC
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). 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 Vacate, Replat, and Re-subdivision Plat that consists of 11.431 acre tract of land, which proposes one (1) non-single-family residential lot.