City of San Antonio

Agenda Memorandum

File Number: 19-5587

Agenda Item Number: 20.

Agenda Date: 8/14/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:
Campanas, Phase 7A/7C (Enclave) 18-900030

SUMMARY:
Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7A/7C (Enclave) Subdivision, generally located northeast of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	July 22, 2019
Owner:	John Brian, TF Cibolo Canyons, LP.
Engineer/Surveyor:	Pape Dawson, Engineers
Staff Coordinator:	Juanita Romero, Planner, (210) 207-8264

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 Subdivision Plat that consists of 26.85 acre tract of land, which proposes seventy-five (75) single-family residential lots, four (4) non-single-family residential lots, and approximately two thousand seven hundred thirty-nine (2,739) linear feet of public streets.