



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** June 26, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800410 (Cibolo Canyons Unit 9C Enclave)

**SUMMARY:**

Request by John Brian, TF Cibolo Canyons, L.P., for approval to subdivide a tract of land to establish Cibolo Canyons Unit 9C Enclave Subdivision, generally located northeast of the intersection of Resort Parkway and TPC Parkway. Staff recommends Approval. (Jose Garcia, Senior Planner, 210-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** June 14, 2024

**Applicant/Owner:** John Brian, TF Cibolo Canyons, L.P.

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Jose Garcia, Senior 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 Plan:** 20-11100003, Cibolo Canyons, accepted on July 10, 2020.

**Acreage:** 29.475

**Number of Residential Lots:** 106

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 4,735

**Street Type:** Private

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**Aquifer Review:** The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water System (SAWS) reviewed the proposed project as indicated in the attached report (SAWS Aquifer letter attached). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to State Law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.