



City of San Antonio

Legislation Details (With Text)

File #: 19-1701
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 2/13/2019

Title: 180213: Request by Michael Espensen, Hardy Oaks 150, LTD, for approval to replat and subdivide a tract of land to establish Hardy Oak MF Subdivision, generally located northwest of the intersection of Wilderness Oak Drive and Hardy Oak Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Plat 180213 Final Mylar, 2. Category Letter Hardy Oaks

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Hardy Oak MF 180213

SUMMARY:
Request by Michael Espensen, Hardy Oaks 150, LTD, for approval to replat and subdivide a tract of land to establish Hardy Oak MF Subdivision, generally located northwest of the intersection of Wilderness Oak Drive and Hardy Oak Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: January 17, 2019
 Owner: Michael Espensen, Hardy Oaks 150, LTD
 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 833, Birdwell-Stone Oak, accepted on August 12, 2005

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. The attached Category Letter references an area that is approximately 0.30 acres off of that included in the plat area. A revised Category Letter will be available for the Planning Commission hearing.

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified

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 21.399 acre tract of land, which proposes one (1) non-single-family residential lot.