



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5340

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/26/2016

**Title:** 150378: Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks Unit 17 & 21 (Enclave) Subdivision, generally located northwest of the intersection of Hanging Oak and Upper Oaks Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150378- FINAL PLAT, 2. SAWS Aquifer review

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**

Wortham Oaks Unit 17 & 21 (Enclave) 150378

**SUMMARY:**

Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks Unit 17 & 21 (Enclave) Subdivision, generally located northwest of the intersection of Hanging Oak and Upper Oaks Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 3, 2016  
Owner: Gordon V. Hartman, Shaggy Development, LLC  
Engineer/Surveyor: KFW Engineers & Surveyors  
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 14-00019.01, Century Oaks, accepted on June 17, 2016

PUD 14-00004.01, Century Oaks, approved on June 17, 2016

**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 24.073 acre tract of land, which proposes one hundred thirty-nine (139) single-family residential lots and one (1) non-single-family lot, and approximately three thousand three hundred ninety-five (3,395) linear feet of private streets.