



City of San Antonio

Legislation Details (With Text)

File #: 19-5056
Type: Staff Briefing - Without Ordinance
In control: Planning Commission
On agenda: 7/17/2019
Title: 180205: Request by Blake Harrington, Ashton San Antonio Residential, LLC and Joe Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract Unit 2B Subdivision, generally located at the intersection of Evans Road and Esperanza Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. REVISED FINAL PLAT, 2. SAWS Approval Letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

Fischer Tract Unit 2B 180205

SUMMARY:

Request by Blake Harrington, Ashton San Antonio Residential, LLC and Joe Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract Unit 2B Subdivision, generally located at the intersection of Evans Road and Esperanza Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: June 17, 2019
Owner: Blake Harrington, Ashton San Antonio Residential, LLC and Joe Hernandez, KB Home Lone Star, Inc.
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 16-00010, Fischer Tract, accepted on November 8, 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 12.975 acre tract of land, which proposes thirty-seven (37) single-family residential lots, two (2) non-single-family residential lots, and approximately one thousand five hundred twenty-seven (1,527) linear feet of public streets.