



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4438  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 8/9/2017

**Title:** 160273: Request by Paul Blackburn, SA Dove Creek, Ltd., for approval to subdivide a tract of land to establish Potranco Market - Unit 4 Subdivision, generally located southwest of the intersection of West Loop 1604 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Potranco Market - Unit 4 Subdivision

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Potranco Market - Unit 4 160273

**SUMMARY:**  
 Request by Paul Blackburn, SA Dove Creek, Ltd., for approval to subdivide a tract of land to establish Potranco Market - Unit 4 Subdivision, generally located southwest of the intersection of West Loop 1604 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 4 and ETJ  
 Filing Date: July 25, 2017  
 Owner: Paul Blackburn, SA Dove Creek, Ltd  
 Engineer/Surveyor: Pape-Dawson Engineers  
 Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

**ANALYSIS:**  
**Zoning:**  
 "C-3" General Commercial

**Master Development Plans:**  
 MDP 022A-07, Potranco Market, accepted on October 29, 2009

**FEMA Study:**

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared by Pape-Dawson Engineers and approved by Bexar County and the Federal Emergency Management Agency. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 8, Block 1, NCB 19602. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**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 45.527 acre tract of land, which proposes ten (10) non-single-family residential lots and approximately two thousand five hundred twenty-seven (2,527) linear feet of public streets.