



City of San Antonio

Agenda Memorandum

File Number:17-4438

Agenda Item Number: 2.

Agenda Date: 8/9/2017

In Control: Planning Commission

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.