



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 27, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT- 22-11800705 (Ladera Commercial, Unit 1-A)

SUMMARY:

LAND-PLAT- 22-11800705: Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Ladera Commercial, Unit 1-A, generally located southwest of the intersection of Potranco Road and Highway 211. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 5, 2023

Applicant/Owner: Chad Nugent, Ladera I, LLC.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Tiffany M. Turner, Planner, (210)-207-0259

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: LAND-MDP-21-11100017

Acreage: 15.876

Number of Residential Lots: 0

Number of Non-Residential Lots: 1

Linear Feet of Streets: N/A

Street Type: N/A

ISSUE:

FEMA Study: It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 2, Block 71, CB 4347 information . Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve Plats that conform to State Law and the Unified Development Code.

RECOMMENDATION:

Staff recommends Approval.