



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Project Black 21-11800377

SUMMARY:

Request by Bruce Petersen, USRE Company LLC, and Bobby Perez, SASP Management, LLC for approval to subdivide a tract of land to establish Project Black, generally located northwest of the intersection of Via Mercado and Via La Cantera. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: January 11, 2023

Applicant/Owner: Bruce Petersen, USRE Company LLC and Bobby Perez, SASP Management

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Isaac Levy, Senior Planner, 210-207-2736

ANALYSIS:

Zoning: “ED” Entertainment District & “MPCD” Master Planned Community District

ISSUE:

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the appropriate Military Installation were notified.

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 #2466). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

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:

Approval of a Subdivision plat that consists of 11.080 tract of land, which proposes five (5) non-single family residential lots and approximately five hundred fifty-one (551) linear feet of private streets.