



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1514

---

**Agenda Item Number:** 12.

**Agenda Date:** 2/10/2016

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**SUBJECT:**

Texas Research Park Units 3 & 1A 150544

**SUMMARY:**

Request by Mehrdad Moayedi, CADG Lambda 257, LLC, for approval to subdivide a tract of land to establish Texas Research Park Units 3 & 1A Subdivision, generally located southwest of the intersection of Micron Drive and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

Council District:	ETJ
Filing Date:	January 25, 2016
Owner:	Mehrdad Moayedi, CADG Lambda 257, LLC
Engineer/Surveyor:	Jones and Carter
Staff Coordinator:	Juanita Romero, Planner, (210) 207-8264

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 15-00004, 257 Acre Texas Research Park, accepted on June 21, 2015

**FEMA Study:**

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by Director of Transportation and Capital Improvements. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 22 thru 42, Block 80, CB 4347. 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 35.421 acre tract of land, which proposes sixty-nine (69)

single-family residential lots, four (4) non-single-family residential lots and approximately two thousand five hundred twenty-four (2,524) linear feet of public streets.