



City of San Antonio

Agenda Memorandum

File Number:20-3278

Agenda Item Number: 3.

Agenda Date: 5/27/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Comanche Ridge, Unit 3 180513

SUMMARY:

Request by Fred Ghavidel, Ovaro Inestements, LLC, for approval to subdivide a tract of land to establish Comanche Ridge, Unit 3 Subdivision, generally located southeast of the intersection of Nacogdoches Road and Topperwein Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 10
Filing Date: May 12, 2020
Owner: Fred Ghavidel, Ovaro Inestements, LLC
Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC
Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

ANALYSIS:

Zoning:

"R-6" Residential Single-Family District

Master Development Plans:

MDP 16-00038, Comanche Ridge, accepted on July 16, 2018.

Military Awareness Zone:

The subject property lies within the Randolph Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Randolph Military Installation were notified.

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 32.611 acre tract of land, which proposes one hundred fifty (150) single-family residential lots, two (2) non-single-family residential lots and approximately five thousand two hundred sixty (5,260) linear feet of public streets.