



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800158 (Arcadia Ridge Grosenbacher Phase 1)

SUMMARY:

Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Grosenbacher Phase 1, generally located southwest of the intersection of Potranco Road and West Grosenbacher. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 20, 2023

Owner: Mehrdad Moayed, CTMGT Rancho Del Lago, LLC.

Engineer/Surveyor: KFW Engineers & Surveying
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: MDP-13-00009.00, Arcadia Ridge, accepted on February 4, 2014.

Acreage: 4.09

Number of Residential Lots: 0

Number of Non-Residential Lots: 1

Linear Feet of Streets: 444.50

Street Type: Public

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 101, Block 54, CB #4355. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

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.

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.