



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** August 9, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** etj

**SUBJECT:**

LAND-PLAT-22-11800031 (Arcadia Ridge Phase 3 Unit 12)

**SUMMARY:**

Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 12, generally located southwest of the intersection of Potranco Road and Groesenbacher Road. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner1@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** July 17, 2023

**Applicant/Owner:** Mehrdad Moayedi, 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 MDP, accepted on September 27, 2018.

**Acreage:** 691.0900

**Number of Residential Lots:** 91

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 3,780

**Street Type:** Public

## **ISSUE:**

**Access:** Plat 21-11800439, Arcadia Ridge Phase 3 Unit 15, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat 22-11800031 may not be recorded until Plat 22-11800493 is recorded with the Bexar County Clerk's office.

**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.