



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** September 22, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Arcadia Ridge Phase 3 Unit 9A-1 20-11800427

**SUMMARY:**

Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 9A-1 Subdivision, generally located northeast of the intersection of West Groesenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 7, 2021

**Applicant/Owner:** Brian Otto, Meritage Homes

**Engineer/Surveyor: KFW Engineers and Surveying  
Staff Coordinator: Nicole Salinas, Senior Planner, (210) 207-8264,  
Nicole.Salinas@sanantonio.gov**

**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 14, 2014.

**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.

**ISSUE:**

None.

**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 16.74 acre tract of land, which proposes sixty-four (64) of single-family residential lots, six (6) non-single family residential lots, and approximately two thousand three hundred eighteen (2,318) linear feet of public streets.