



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** January 25, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Comanche Ridge Unit 4 21-11800046

**SUMMARY:**

Request by Fred Ghavidel, Ovaro Investments, L.L.C., for approval to subdivide a tract of land to establish Comanche Ridge, Unit 4 Subdivision, generally located southwest of the intersection of Loop 1604 and Nacogdoches. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 10

**Filing Date:** January 11, 2023.

**Applicant/Owner:** Fred Ghavidel, Ovaro Investments, L.L.C.

**Engineer/Surveyor:** Moy Tarin Ramirez Engineers, LLC

**Staff Coordinator:** Nicole Salinas, Planning Coordinator, 210-207-8264

**ANALYSIS:**

**Zoning:** “R-5” and “R-6” Single Family Residential District

**Master Development Plan:** MDP #22-11100019, Comanche Ridge, accepted on August 25, 2022.

**ISSUE:**

**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:**

Approval of a Subdivision plat that consists of 44.061 acre tract of land, which proposes one hundred ninety (190) of single-family residential lots, eight (8) non-single family residential lots, and approximately six thousand six hundred twenty-five (6,625) linear feet of public streets.