



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 8, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Comanche Ridge Subdivision Unit 5 21-11800386

SUMMARY:

Request by Fred Ghavidel, Ovaro Investments, L.L.C., for approval to replat and subdivide a tract of land to establish Comanche Ride Subdivision Unit 5, generally located southeast of the intersection of Loop 1604 and Nacogdoches. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 10

Filing Date: January 19, 2023

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

Engineer/Surveyor: SEDA Consulting Engineers, Inc.

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

ANALYSIS:

Zoning: “C-3” General Commercial District and “R-6” Residential Single-Family District.

Master Development Plan: MDP #16-00038, Comanche Ridge, accepted on July 16, 2018.

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 (Replat and) Subdivision plat that consists of acreage acre tract of land, which proposes number (#) of single-family residential lots, number (#) non-single family residential lots, and approximately six hundred seventy-four (674) linear feet of public streets.