



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: District 4

SUBJECT:

LAND-PLAT-22-11800539 (Rancho Carlota Unit 4)

SUMMARY:

LAND-PLAT-22-11800539: Request by Natalie Griffith, Habitat for Humanity of San Antonio, INC., for approval to replat and subdivide a tract of land to establish Rancho Carlota Unit 4 Subdivision, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: November 20, 2023

Applicant/Owner: Natalie Griffith, Habitat for Humanity of San Antonio, INC.

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: “R-5” Residential Single-Family District
Master Development Plan: MDP #20-11800016, Rancho Carlota Community, accepted on August, 19, 2021.
Acreage: 9.283
Number of Residential Lots: 54
Number of Non-Residential Lots: 0
Linear Feet of Streets: 1,656
Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

Notices: 74 notices mailed to property owners within 200 feet of area being replatted.

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.