



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**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.