



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Caracol Creek Apartments 21-11800054

SUMMARY:

Request by Matt Merritt (agent), San Antonio Housing Facility Corporation, for approval to subdivide a tract of land to establish Caracol Creek Apartments Subdivision, generally located southeast of the intersection of Potranco Road and Loop 1604. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: January 13, 2023

Applicant/Owner: Matt Merritt (agent), San Antonio Housing Facility Corporation

Engineer/Surveyor: Macina, Bose, Copeland & Associates, INC.

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

ANALYSIS:

Zoning: “MF-18” Limited Density Multi-Family District

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 21.367 acre tract of land, which proposes one (1) non-single family residential lot.