



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800400 (Stone Garden - Unit 2)

SUMMARY:

Request by Steven Benson, AG EHC II (LEN) Multi State 4, LLC, Merry Ann Southwell, Davis-McCrary Property Trust and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Stone Garden Unit 2 Subdivision, generally located southeast of the intersection of Interstate Highway 37 and US Highway 181 South. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 25, 2024

Applicant/Owner: Steven Benson, AG EHC II (LEN) Multi State 4, LLC, Merry Ann Southwell, Davis-McCrary Property Trust and Richard Mott, Lennar Homes of Texas Land and Construction, LTD

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: 21-11100069, Stone Garden, accepted on May 18, 2022.

Acreage: 69.536

Number of Residential Lots: 556

Number of Non-Residential Lots: 3

Linear Feet of Streets: 19,715

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).

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.