



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800456 (Sapphire Grove Phase 2D)

SUMMARY:

LAND-PLAT-22-11800456: Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2D Subdivision, generally located southeast of the intersection of New Sulphur Springs and Gardner Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: July 3, 2024

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land & Construction, LTD.

Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

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

Master Development Plan: MDP #24-11100005, Sapphire Grove Subdivision, accepted on April 12, 2024.

Acreage: 23.31

Number of Residential Lots: 141

Number of Non-Residential Lots: 3

Linear Feet of Streets: 3,049.15

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.