



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 9, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** etj

**SUBJECT:**

LAND-PLAT-23-11800212 (Stone Garden Unit 3B)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD a Texas Limited Partnership, for approval to subdivide a tract of land to establish Stone Garden Unit 3B Subdivision, generally located northwest of the intersection of Old Corpus Christi Road and Richter Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 12, 2025

**Owner:** Richard Mott, Lennar Homes of Texas Land and Construction, LTD a Texas Limited

Partnership

**Engineer/Surveyor:** Pape Dawson Engineers

**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**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:** 23.203

**Number of Residential Lots:** 197

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 3,930

**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.