



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

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, 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.