



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 22, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-23-1180230 (Espada Tract Unit 2)

**SUMMARY:**

Request by Jonathan Groff, Lennar Homes of Texas for approval to subdivide a tract of land to establish Espada Tract Unit 2 Subdivision, generally located southeast of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** May 15, 2024

**Owner:** Jonathan Groff , Lennar Homes of Texas

**Engineer/Surveyor:** Pape-Dawson Engineers  
**Staff Coordinator:** Sarah Esparza, Senior Planner, (210)-207-3339

**ANALYSIS:**

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

**Master Development Plan:** LAND-MDP-22-11100038, Espada Tract Master Development Plan, accepted on February 10, 2023.

**Acreage:** 55.731

**Number of Residential Lots:** 104

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 3,250

**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.