



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_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:** OCL

**SUBJECT:**

LAND-PLAT-22-11800457 (Sapphire Grove Phase 1D)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas, for approval to subdivide a tract of land to establish Sapphire Grove, Phase 1D, generally located southeast of the intersection of Gardner Road and New Sulphur Springs. 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 8, 2024

**Applicant/Owner:** Richard Mott, Lennar Homes of Texas

**Engineer/Surveyor:** KFW Engineers and Surveying

**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:** 22-11100013, Sapphire Grove Subdivision, accepted on February 3, 2022.

**Acreage:** 173.27

**Number of Residential Lots:** 96

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** 1,860

**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.