



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

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.