



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 26, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800351 (Sapphire Grove Phase 2C)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Sapphire Grove Phase 2C Subdivision, generally located southeast of the intersection of New Sulphur Springs Road and Gardner Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: June 11, 2024

Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD.

Engineer/Surveyor: KFW Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: 24-11100005, Sapphire Grove MDP Amendment, accepted on April 10, 2024.

Acreage: 11.49

Number of Residential Lots: 101

Number of Non-Residential Lots: 0

Linear Feet of Streets: 2,320

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.