



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 11, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-24-11800119 (Grace Gardens Unit 2)

SUMMARY:

Request by T. Blake Yantis, SA Kosta Browne LTD, SA Hundred Acre LLC; Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 2 Subdivision, generally located southeast of the intersection of Hildebrandt and South WW White Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 6, 2024

Applicant/Owner: T. Blake Yantis, SA Kosta Browne LTD, SA Hundred Acre LLC; Richard Mott, Lennar Homes of Texas Land and Construction LTD
Engineer/Surveyor: LJA Engineering & Surveying Inc.
Staff Coordinator: Amariah Williams, Planner, (210)-207-0111

ANALYSIS:

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

Master Development Plan: 21-11100074, Grace Gardens MDP, accepted on June 14, 2022

Acreage: 50.65

Number of Residential Lots: 286

Number of Non-Residential Lots: 0

Linear Feet of Streets: 8,374

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