



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** November 15, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-21-11800688 (Sapphire Grove Phase 2A)

**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 2A, generally located southwest of the intersection of New Sulphur Springs Road and Beck Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** October 30, 2023

**Applicant/Owner:** Richard Mott P.E., Lennar Homes of Texas Land & Construction LTD.

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

**Staff Coordinator:** Tiffany Turner, Planner, (210) 207-0259

**ANALYSIS:**

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

**Master Development Plan:** LAND-MDP-21-11100013, Sapphire Grove Subdivision, accepted on March 2, 2022.

**Acreage:** 28.42

**Number of Residential Lots:** 104

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

**Linear Feet of Streets:** 2,952

**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.