



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800410 (Grace Gardens Unit 1)

SUMMARY:

Request by Richard Mott, Lennar Homes Of Texas Land And Construction LTD, and Blake Yantis, SA Kosta Browne LTD, for approval to subdivide a tract of land to establish Grace Gardens Unit 1 Subdivision, generally located southwest of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: December 1, 2023

Applicant/Owner: Richard Mott, Lennar Homes Of Texas Land And Construction LTD, and Blake Yantis, SA Kosta Browne LTD

Engineer/Surveyor: LJA Engineering & Surveying, INC

Staff Coordinator: Amariah Williams, Planner, (210)-207-0111

ANALYSIS:

Zoning: ETJ

Master Development Plan: LAND-MDP-24-11100043, Grace Gardens Subdivision MDP #3, pending approval.

Acreage: 46.44

Number of Residential Lots: 299

Number of Non-Residential Lots: 0

Linear Feet of Streets: 8939

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.