



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 9, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-23-11800210 (Stone Garden – Unit 3A)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, and Ed Barron, Ed and Debbie Barron Heritage Trust of 2003, for approval to subdivide a tract of land to establish Stone Garden – Unit 3A Subdivision, generally located southeast of the intersection of Old Corpus Christi Road and Streich Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 12, 2025

**Applicant/Owner:** Richard Mott, Lennar Homes of Texas Land and Construction, LTD., Steven S. Benson, AG EHC II (LEN) Multi State 4, LLC, and Ed Barron, Ed and Debbie Barron Heritage Trust of 2003

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

#### **ANALYSIS:**

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

**Master Development Plan:** MDP #21-11800069, Stone Garden, accepted on May 18, 2022.

**Acreage:** 24.285

**Number of Residential Lots:** 166

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 4,405

**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).**

**FEMA Study:** It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 902, Block 193, CB 4007. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

#### **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.