



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 10, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800301 (Sapphire Grove Phase 1B)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Sapphire Grove Phase 1B Subdivision, generally located southwest of the intersection of New Sulphur Springs Road and Sapphire Grove. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 26, 2024

**Applicant/Owner:** Richard Mott, Lennar Homes of Texas Land and Construction, Ltd.

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

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

**ANALYSIS:**

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

**Master Development Plan:** 21-11100013, Sapphire Grove Subdivision, accepted on March 1, 2022.

**Acreage:** 18.59

**Number of Residential Lots:** 111

**Number of Non-Residential Lots:** 1

**Linear feet of Streets:** 3,325

**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.