



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800431 (Sapphire Grove, Phase 3B Subdivision)

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 3B Subdivision, generally located southeast of the intersection of Gardner Road and New Sulphur Springs Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 31, 2024

Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD

Engineer/Surveyor: KFW Engineers + Surveying
Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

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

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

Acreage: 7.15

Number of Residential Lots: 38

Number of Non-Residential Lots: 1

Linear Feet of Streets: 1390

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.