



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** September 28, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Sapphire Grove Phase 1A 21-11800571

**SUMMARY:**

Request by Richard Mott P. E., Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Sapphire Grove Phase 1A Subdivision, generally located southwest of the intersection of New Sulphur Springs Road and Beck Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 8, 2022

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

**Engineer/Surveyor:** KFW Engineers and Surveying  
**Staff Coordinator:** Kelsey Salinas, Planner, 210-207-7898

**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

**ISSUE:**

None.

**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:**

Approval of a Subdivision plat that consists of 21.81 acre tract of land, which proposes one-hundred nine (109) of single-family residential lots and approximately four thousand nine hundred sixty four (4,964) linear feet of public streets.