



City of San Antonio

Agenda Memorandum

File Number:20-4703

Agenda Item Number: 8.

Agenda Date: 8/26/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Silos Subdivision Unit 4 19-11800384

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 4 Subdivision, generally located southwest of the intersection of Masterson Road and U.S. Highway 90 West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: August 6, 2020
Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD.
Engineer/Surveyor: KFW Engineers and Surveying
Staff Coordinator: Yuying Ma, 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 Plans:

MDP 17-00023, Silos Subdivision, accepted on July 16, 2018.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared by KFW Engineers and approved by the City of San Antonio and Bexar County. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 7 thru 11, lot 24 thru lot 27 and lot 34 thru 37, Block 39, CB 5752. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

Military Awareness Zone:

The subject property lies within the Lackland 3-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation were notified.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Replat and Subdivision Plat that consists of 28.82 acre tract of land, which proposes one hundred and ten (112) single-family residential lots, two (2) non-single-family residential lots and approximately three thousand one hundred forty-eight (3,148) linear feet of public streets.