



# City of San Antonio

## Agenda Memorandum

**File Number:**21-2117

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**Agenda Item Number:** 8.

**Agenda Date:** 3/24/2021

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Silos Subdivision Unit 5 20-11800167

**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 5, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: March 3, 2021  
Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD.  
Engineer/Surveyor: KFW Engineers and Surveying  
Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

**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 and approved by FEMA. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 98, 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 Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the

Lackland 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 31.74 acre tract of land, which proposes one hundred five (105) single-family residential lots, four (4) non-single-family residential lots and approximately four thousand six hundred nine (4,609) linear feet of public streets.