



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** March 22, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Silos Subdivision, Units 1B and 1C 21-11800619

**SUMMARY:**

Request by Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC, Jones Holcomb, Lennar Homes of Texas Land and Construction LTD, Richard Mott, Silos Community Association, Inc., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Units 1B and 1C Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 1, 2023

**Applicant/Owner:** Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC, Jones Holcomb, Lennar Homes of Texas Land and Construction LTD, Richard Mott, Silos Community Association, Inc.

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

**Staff Coordinator:** Nicole Salinas, Planning Coordinator, 210-207-8264

#### **ANALYSIS:**

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

**Master Development Plan:** MDP #20-11100056, Silos Subdivision MDP, accepted on March 17, 2021.

#### **ISSUE:**

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

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

#### **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 Replat and Subdivision plat that consists of 16.80 acre tract of land, which proposes Sixty-four (64) of single-family residential lots, two (2) non-single family residential lots, and approximately one thousand six hundred sixty-six (1,666) linear feet of public streets.