



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** June 28, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

LAND-PUD-22-11700004 (Howell at The Dominion Phase 1)

**SUMMARY:**

Request by Dominion Howell West, LLC, for approval of an amendment to a Planned Unit Development to establish Howell at The Dominion Phase 1 Plan Unit Development, generally located northeast of the intersection of Camp Bullis Road and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210) 207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 8

**Filing Date:** May 8, 2023

**Owner:** Dominion Howell West, LLC

**Engineer/Surveyor:** Pape Dawson, Engineers  
**Staff Coordinator:** Joslyn Fischer, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:** “R-20” Residential Single-Family District and “PUD” Planned Unit Development District

**Master Development Plan:** MDP# 026B-07, Howell Master Development Plan, accepted on July 16, 2012.

**Acreage:** 27.834

**Number of Residential Lots:** 44

**Number of Non-Residential Lots:** 5

**Linear Feet of Streets:** 3,216

**Street Type:** Private

**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.

**ALTERNATIVES:**

Pursuant to Unified Development Code Section 35-413, the Planning Commission may approve the Planned Unit Development plan as submitted, amend and approve the plan as amended, or disapprove the plan.

**Approve:** The Planning Commission may approve the PUD Plan in accordance with the requirements of Unified Development Code Section 35-344.

**RECOMMENDATION:**

Staff recommends Approval