



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-21-11800397 (Westlakes Unit 11)

SUMMARY:

Request by Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 11 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 S. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: July 14, 2023

Owner: Sean Miller, Pulte Homes of Texas L.P.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: MDP #15-00036, Westlakes, accepted on June 8th, 2018.

Acreage: 15.64

Number of Residential Lots: 76

Number of Non-Residential Lots: 4

Linear Feet of Streets: 3,000

Street Type: Public

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:

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:

Staff recommends Approval.