



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** July 26, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-21-11800398 (Westlakes Unit 12)

**SUMMARY:**

Request by Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 12 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 South. 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:** 52.459

**Number of Residential Lots:** 96

**Number of Non-Residential Lots:** 8

**Linear Feet of Streets:** 2,816

**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.