



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Westlakes Unit 15 21-11800213

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Westlakes Unit 15 Subdivision, generally located southwest of the intersection of Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 13, 2022

Applicant/Owner: Felipe Gonzalez, Pulte Homes of Texas L.P.

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Nicole Salinas, Senior 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 Plan: MDP #15-00036.01, Westlakes Major Amendment, accepted on June 8, 2018.

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 15.67 acre tract of land, which proposes eighty-nine (89) of single-family residential lots, three (3) non-single family residential lots, and approximately two thousand one hundred twenty-eight (2,128) linear feet of public streets.