



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** October 13, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Westlakes Unit 6 20-11800589

**SUMMARY:**

20-11800589: Request by Felipe Gonzalez, Pulte Homes of Texas L.P. an Paul Powell, HDC Westlakes, LTD, for approval to replat and subdivide a tract of land to establish Westlakes Unit 6 Subdivision, generally located southwest of the intersection of US Highway 90 and West Loop 1604 South. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 20, 2021

**Applicant/Owner:** Felipe Gonzalez, Pulte Homes of Texas L.P. an Paul Powell, HDC Westlakes, LTD

**Engineer/Surveyor: Pape-Dawson Engineers**  
**Staff Coordinator: Joshua Orton, Planner, 210-207-8050**

**ANALYSIS:**

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

**Master Development Plan:** MDP-15-00036.02, Westlakes MDP, accepted on September 6, 2019

**ISSUE:**

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

**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:**

Approval of a Replat and Subdivision plat that consists of a 50.45 acre tract of land, which proposes one hundred fifty-two (152) single family residential lots, five (5) non-single family residential lots, and approximately seven thousand three hundred seventy-six (7,376) linear feet of public streets.