



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 12, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Westlakes Unit 7 21-11800024

**SUMMARY:**

Request by Paul Powell, HDC Westlakes, LLC and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Westlakes Unit 7 Subdivision, generally located southwest of the intersection of South Loop 1604 West and FM 143. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 20, 2021

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

**Engineer/Surveyor: Pape Dawson Engineers**  
**Staff Coordinator: Chris McCollin, Planning Coordinator, (210) 207-5014**

**ANALYSIS:**

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

**Master Development Plan: 15-00036.01, Westlakes, accepted on June 8, 2018.**

**ISSUE:**

**Military Awareness Zone:** 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 27.901 acre tract of land, which proposes one hundred twenty six (126) of single-family residential lots, four (4) non-single family residential lots, and approximately four thousand two hundred sixty three (4,263) linear feet of public streets.