



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Westpointe North Unit 5B & 5C 21-11800366

SUMMARY:

Request by Paul Powell, HDC Old Culebra, LLC, for approval to subdivide a tract of land to establish Westpointe North Unit 5B & 5C Subdivision, generally located southeast of the intersection of Culebra Road and Old Farm-to-Market Road 471 West. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 19, 2022

Applicant/Owner: Paul Powell, HDC Old Culebra, LLC

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Isaac Levy, Planner, 210-207-2736

ANALYSIS:

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

Master Development Plan: MDP #19-11100008, Westpointe North Master Development Plan, accepted on November 7, 2019.

ISSUE:

Access: Plat 21-11800378, Westpointe North Commons Phase 4, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat 21-11800366 may not be recorded until Plat 21-11800378 is recorded with the Bexar County Clerk's office.

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 Subdivision plat that consists of 34.471 acre tract of land, which proposes one hundred fifty-three (153) of single-family residential lots, three (3) non-single family residential lots, and approximately five thousand four hundred sixty-four (5,464) linear feet of public streets.