



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 Commons Phase 4 21-11800378

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 4 Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 18, 2022

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

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Kelsey Salinas, Planner, 210-207-7898

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:

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 3.507 acre tract of land, which proposes approximately one-thousand fifty-three (1,053) linear feet of public streets.