



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Magnolia Village Enclave 21-11800195

SUMMARY:

Request by Martin Rico, Magnolia Village at Cinco Lakes, LLC, 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 Magnolia Village Enclave Subdivision, generally located southwest of the intersection of Loop 1604 and Pue Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: August 23, 2022

Applicant/Owner: Martin Rico, Magnolia Village at Cinco Lakes, LLC, Paul Powell, HDC Westlakes, LLC, and Felipe Gonzalez, Pulte Homes of Texas, L.P.

Engineer/Surveyor: CDS Muery Engineers / Surveyors

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: MDP #15-00036.02, Westlakes, 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 19.285 acre tract of land, which proposes eighty seven (87) of single-family residential lots, five (5) non-single family residential lots, and approximately three thousand six hundred eighty five (3,685) linear feet of private streets.