



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Westlakes Unit 9 22-11800089

**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 9 Subdivision, generally located southwest of the intersection of West Loop 1604 and FM 143. Staff Recommends Approval. (Chris McCollin, Development Services Manager, 210-207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 12, 2022

**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, Development Services Manager, (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 # 15-00036.01, Westlakes, accepted on June 8, 2018.

**ISSUE:**

**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(d), the Planning Commission considers staff review of the variance request along with the plat.

**RECOMMENDATION:**

Approval of a Replat and Subdivision plat that consists of 14.081 acre tract of land, which proposes fifty (53) of single-family residential lots, four (4) non-single family residential lots, and approximately one thousand seven hundred forty three (1,743) linear feet of public streets.