



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 11, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Westlakes Collector Phase 5 21-11800316

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Collector Phase 5 Subdivision, generally located southwest of the intersection of West Loop 1604 South 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 20, 2022

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

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(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 2.023 acre tract of land, which proposes one (1) non-single family residential lot and approximately five hundred eighty-five (585) linear feet of public streets.