



# 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 Arterial Phase 2 22-11800131

**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 Arterial Phase 2 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 42.158 acre tract of land, which proposes two (2) non-single family residential lot and approximately three thousand three hundred thirty three (3,333) linear feet of public streets.