



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4230  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 6/9/2021

**Title:** 20-11800451: 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 4 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Westlakes Collector - Phase 4 20-11800451

**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 4 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

- Council District: ETJ
- Filing Date: May 17, 2021
- Owner: Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC
- Engineer/Surveyor: Pape Dawson, Engineers
- Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

**ANALYSIS:**

**Zoning:**  
 The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**  
 MDP 15-00036.01, Westlakes, accepted on June 8, 2018.

**Military Awareness Zone:**  
 The subject property lies within the JBSA Lackland Military Notification Zone. In accordance with the

executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation were notified.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of a 1.30 acre tract of land, which proposes two (2) non-single-family residential lots and approximately six hundred sixty five (665) linear feet of public streets.