



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1487

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**Agenda Item Number:** 5.

**Agenda Date:** 1/23/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Westlakes Unit 1 180239

**SUMMARY:**

Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Unit 1 Subdivision, generally located southwest of the intersection of West Loop 1604 South and US Highway 90. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: January 7, 2019  
Owner: Sean Miller, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**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, 101 Westlakes, accepted on June 8, 2018

**Military Awareness Zone:**

The subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was 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 36.579 acre tract of land, which proposes one hundred seven (107) single-family residential lots, three (3) non-single-family residential lot, and approximately three thousand three hundred seventy-seven (3,377) linear feet of public streets.

