



City of San Antonio

Agenda Memorandum

File Number:19-1439

Agenda Item Number: 3.

Agenda Date: 1/23/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Westlakes, Unit 2B 180217

SUMMARY:

Request by Scott Teeter, HDC Westlakes, LLC and Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes, Unit 2B Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 9, 2019
Owner: Scott Teeter, HDC Westlakes, LLC and Sean Miller, Pulte Homes of Texas L.P.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Victoria Castro, Planner, (210) 207-2736

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

Access:

Plat 180238, Westlakes Collector Ph-1 & 2 and plat 180216, Westlakes, U-2A, provide access to the proposed project subject to this request. Thus, these plats must be recorded prior to the proposed plat. The proposed Plat 180217 may not be recorded until Plats 180238 and 180216 are recorded with Bexar County.

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 13.303 acre tract of land, which proposes fifty-six (56) single-family residential lots, two (2) non-single-family residential lots, and approximately one

thousand eight hundred seventy-six (1876) linear feet of public streets.