



# City of San Antonio

## Agenda Memorandum

**File Number:**19-5332

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**Agenda Item Number:** 4.

**Agenda Date:** 7/24/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Westlakes Unit 3A 180250

**SUMMARY:**

Request by Sean Miller, Pulte Homes of Texas, LP and Hugo Guitierrez, Peoples Verdes Ranch Holdings Co., Ltd., for approval to subdivide a tract of land to establish Westlakes Unit 3A Subdivision, generally located northwest of the intersection of Balmorhea Street and Dunlap Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District:	ETJ
Filing Date:	July 8, 2019
Owner:	Sean Miller, Pulte Homes of Texas, LP and Hugo Guitierrez, Peoples Verdes Ranch Holdings Co., Ltd.
Engineer/Surveyor:	Pape Dawson Engineers
Staff Coordinator:	Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 15-00036.00, VISE SPH 1604, accepted on June 2, 2016

**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 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 21.058 acre tract of land, which proposes one hundred seventeen (117) single-family residential lots, two (2) non-single-family residential lots, and approximately three thousand four hundred ninety-one (3,491) linear feet of public streets.