



City of San Antonio

Agenda Memorandum

File Number:21-1009

Agenda Item Number: 11.

Agenda Date: 1/13/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Westlakes Unit 8 20-11800023

SUMMARY:

Request by Paul Powell, HDC Westlakes, LLC, Felipe Gonzalez, Pulte Homes of Texas, L.P. and Hugo Gutierrez, Peoples Verdes Ranch, for approval to subdivide a tract of land to establish Westlakes Unit 8 Subdivision, generally located south of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 14, 2020
Owner: Paul Powell, HDC Westlakes, LLC, Felipe Gonzalez, Pulte Homes of Texas, L.P. and Hugo Gutierrez, Peoples Verdes Ranch
Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Daniel Hazlett, Planning Coordinator, (210) 207-8270

ANALYSIS:

Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable. The plat is located within the Lackland Extraterritorial Jurisdiction Military Protection Area (ETJMPA-2) and has a future land use classification of "Medium Density Residential."

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 Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the JBSA Lackland 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 15,245 acre tract of land, which proposes sixty-two (62) single-family residential lots, one (1) non-single-family residential lots and approximately two thousand one hundred

seventy nine (2,179) linear feet of public streets.