



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800307 (McCrary Tract Unit 23)

SUMMARY:

Request by Jeff Buell, Sitterle Homes and Trey Rogers, Pulte Homes of Texas, L.P. , for approval to subdivide a tract of land to establish McCrary Tract Unit 23 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 17, 2024

Applicant/Owner: Jeff Buell, Sitterle Homes and Trey Rogers, Pulte Homes of Texas, L.P.

Engineer/Surveyor: M.W. Cude Engineers

Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

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

Master Development Plan: MDP #21-11100053, McCrary Tract, accepted on November 17, 2021.

Acreage: 22.995

Number of Residential Lots: 103

Number of Non-Residential Lots: 5

Linear Feet of Streets: 3,500

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

FEMA Study: It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lots 5 thru 27, 43 thru 60, Block 297, CB 4450 and Lots 12 thru 29, Block 296, CB 4450, and Lots 1 thru 17, 23 thru 26, Block 294, CB 4450. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends Approval.