



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** April 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800262 (McCrary Tract Unit 17 & 19)

**SUMMARY:**

Request by Paul Powell, HDC Davis Ranch II, LLC., for approval to subdivide a tract of land to establish McCrary Tract Unit 17 & 19 Subdivision, generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 8, 2024

**Applicant/Owner:** Paul Powell, HDC Davis Ranch II, LLC.

**Engineer/Surveyor:** M.W. Cude Engineers, L.L.C.

**Staff Coordinator:** Jose Garcia, Senior 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 Plan:** MDP #21-11100053, McCrary Tract Major Amendment, accepted on November 17, 2021.

**Acreage:** 27.213

**Number of Residential Lots:** 74

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 3,000

**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).**

**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.