



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-22-11800264 (McCrary Tract Unit 21)

SUMMARY:

Request by Trey Rogers, Pulte Homes of Texas, L.P., and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 21 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: Trey Rogers, Pulte Homes of Texas, L.P., and Paul Powell, HDC Davis Ranch II, LLC

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: 7.432

Number of Residential Lots: 15

Number of Non-Residential Lots: 2

Linear Feet of Streets: 631

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 1-8, Block 296, CB 4450 and Lots 1-4, Block 303, 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.