



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** February 14, 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-22-11800196 (McCrary Tract Subdivision, Unit 14)

**SUMMARY:**

Request by Felipe Gonzalez, Pulte Homes of Texas, LP., for approval to subdivide a tract of land to establish McCrary Tract Subdivision, Unit 14, generally located northwest of the intersection of Galm Road and FM 1560. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** January 29, 2024

**Applicant/Owner:** Felipe Gonzalez, Pulte Homes of Texas, LP.

**Engineer/Surveyor:** Cude Engineers

**Staff Coordinator:** Tiffany M. Turner, Planner, (210)-207-0259

**ANALYSIS:**

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

**Master Development Plan:** MDP #14-00047.00, Davis Ranch Subdivision MDP, accepted on October 6, 2016.

**Acreage:** 26.01

**Number of Residential Lots:** 124

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 3,977

**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).**

**Access: LAND-PLAT-22-11800226, McCrary Tract Subdivision, Unit E, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. LAND-PLAT-22-11800196 may not be recorded until LAND-PLAT-22-11800226 is recorded with the Bexar County Clerk's office.**

**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.