



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

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.