



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** October 13, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

McCrary Tract Subdivision, Unit C 20-11800532

**SUMMARY:**

Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and HDC Davis Ranch II, LLC, for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit C, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 21, 2021

**Applicant/Owner:** Felipe Gonzalez, Pulte Homes of Texas, L.P. and HDC Davis Ranch II, LLC

**Engineer/Surveyor: M.W. Cude Engineers, L.L.C.**  
**Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264**

**ANALYSIS:**

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

**Master Development Plan:** 19-11100042, McCrary Tract, Pending Approval.

**ISSUE:**

**Notices:** To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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:**

Approval of a Replat and Subdivision plat that consists of 4.10 acre tract of land, which proposes approximately three thousand two hundred sixty-six (3,266) linear feet of public streets.