



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

McCrary Tract Unit 3 20-11800554

SUMMARY:

Request by Paul Powell, HDC Davis Ranch II, LLC and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract Unit 3, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 14, 2022

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

Engineer/Surveyor: M.W. Cude Engineers
Staff Coordinator: Isaac Levy, Planner, 210-207-2736

ANALYSIS:

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

Master Development Plan: MDP-19-11100042, McCrary Tract Subdivision, accepted on April 1, 2021.

ISSUE:

None.

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 Subdivision plat that consists of 17.47 acre tract of land, which proposes seventy nine (79) of single-family residential lots, three (3) non-single family residential lots, and approximately three thousand six hundred seven (3,607) linear feet of public streets.