



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

McCrary Tract Subdivision Unit 12 21-11800302

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit 12, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: August 23, 2022

Applicant/Owner: Felipe Gonzalez, Pulte Homes of Texas L.P.

Engineer/Surveyor: M.W. Cude Engineers, LLC
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: MDP #19-11100042, McCrary Tract, accepted on April 1, 2021.

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 37.20 acre tract of land, which proposes one hundred twenty-four (124) of single-family residential lots, five (5) non-single family residential lots, and approximately five thousand one hundred sixty-three (5,163) linear feet of public streets.