



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 26, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

McCrary Tract Unit B 21-11800533

**SUMMARY:**

Request by Sean Miller, Pulte Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision Unit B, generally located southwest of the intersection of Swayback Ranch and Davis Ranch. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, [Tiffany.Turner@sanantonio.gov](mailto:Tiffany.Turner@sanantonio.gov))

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 11, 2023

**Applicant/Owner:** Pulte Homes of Texas, LLC.

**Engineer/Surveyor:** M.W. Cude Engineers, LLC.

**Staff Coordinator:** Tiffany 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 #21-11100053, McCrary Tract, accepted on November 12, 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 a 3.32-acre tract of land which proposes one thousand six hundred sixty four (1,664) linear feet of public streets.