



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5678  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 10/24/2018

**Title:** 180288: Request by Shannon Birt, LGI Homes – Texas, LLC for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 1-B Subdivision, generally located Southwest of the intersection of Luckey Ranch and US Hwy 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccolling@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat\_v1\_Final Review - Subdivision\_Luckey Ranch Unit 1B - Final Plat (Revised 10-17-18)

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Luckey Ranch Unit 1-B 180288

**SUMMARY:**  
 Request by Shannon Birt, LGI Homes - Texas, LLC for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 1-B Subdivision, generally located Southwest of the intersection of Luckey Ranch and US Hwy 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccolling@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

- Council District: ETJ - San Antonio
- Filing Date: October 4, 2018
- Owner: Shannon Birt, LGI Homes - Texas, LLC
- Engineer/Surveyor: Pape Dawson, Engineers
- Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

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

**Master Development Plans:**  
 MDP 14-00010.02, Luckey Ranch, accepted on January 11, 2018

**Notices:**

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

**Military Awareness Zone:**

The subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Replat and Subdivision Plat that consists of 13.450 acre tract of land, which proposes fifty-two (52) single-family residential lots, three (3) non-single-family residential lots and approximately two thousand three hundred ninety-three (2,393) linear feet of public streets.