



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8010  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 11/13/2019

**Title:** 180476: Request by Shannon Birt, Luckey Ranch Partners, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch, Unit 3 Subdivision, generally located northwest of the intersection of Luckey Ranch and Luckey Hill. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

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

**SUBJECT:**  
 Luckey Ranch, Unit 3 180476

**SUMMARY:**  
 Request by Shannon Birt, Luckey Ranch Partners, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch, Unit 3 Subdivision, generally located northwest of the intersection of Luckey Ranch and Luckey Hill. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: October 24, 2019  
 Owner: Shannon Birt, Luckey Ranch Partners, LLC  
 Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
 Staff Coordinator: Victoria Castro, 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 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 Lackland Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Lackland Military Installation were 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 14.04 acre tract of land, which proposes sixty-one (61) single-family residential lots, four (4) non-single-family residential lots and approximately two thousand one hundred fifteen (2,115) linear feet of public streets.