



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-9186  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 1/8/2020

**Title:** 180289: Request by Shannon Birt, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 12 Subdivision, generally located southeast of the intersection of West Montgomery Road and Luckey River. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@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 12 180289

**SUMMARY:**  
 Request by Shannon Birt, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 12 Subdivision, generally located southeast of the intersection of West Montgomery Road and Luckey River. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: December 9, 2019  
 Owner: Shannon Birt, LGI Homes-Texas, LLC  
 Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
 Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

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

**Master Development Plans:**  
 MDP 14-00010.00, 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 49.09 acre tract of land, which proposes two hundred sixty-eight (268) single-family residential lots, three (3) non-single family residential lots, and approximately nine thousand forty-three (9,043) linear feet of public streets.