



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4652  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 8/23/2017

**Title:** 160594: Request by Shannon Birt, LGI Homes-Texas, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 18 Subdivision, generally located southwest of the intersection of Wt Montgomery Road and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 160594 Luckey Ranch Unit 18 Subdivision

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Luckey Ranch Unit 18            160594

**SUMMARY:**  
 Request by Shannon Birt, LGI Homes-Texas, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 18 Subdivision, generally located southwest of the intersection of Wt Montgomery Road and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: August 3, 2017  
 Owner: Shannon Birt, LGI Homes-Texas  
 Engineer/Surveyor: Pape-Dawson Engineers  
 Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

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

**Master Development Plans:**  
 MDP 14-00010.01, Luckey Ranch, accepted on January 18, 2017

**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 34.44 acre tract of land, which proposes one hundred eighty-seven (187) single-family residential lots, seven (7) non-single-family residential lots, and approximately five thousand seven hundred fifty-seven (5,757) linear feet of public streets.