



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Luckey Ranch South Unit 1 20-11800396

SUMMARY:

Request by Shannon Birt, LGI Homes – Texas, LLC., for approval to subdivide a tract of land to establish Luckey Ranch South Unit 1 Subdivision, generally located southeast of the intersection of U.S. Highway 90 and WT Montgomery Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: February 22, 2022

Applicant/Owner: Shannon Birt, LGI Homes – Texas, LLC

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Chris McCollin, Planning Coordinator, (210) 207-5014

ANALYSIS:

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

Master Development Plan: 20-11100021, Luckey Ranch South, accepted on November 24, 2020.

ISSUE:

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

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 Subdivision plat that consists of 62.06 acre tract of land, which proposes three hundred five (305) of single-family residential lots, nine (9) non-single family residential lots, and approximately twenty thousand six hundred four (20,604) linear feet of public streets.