



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6537

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 12/13/2017

**Title:** 170261: Request by Blake E. Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge, Unit 1 Enclave Subdivision, generally located east of the intersection of Borgfeld Drive and Los Cuernos. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170261 - Sterling Ridge Unit 1 - Final

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

**SUBJECT:**

Sterling Ridge, Unit 1 Enclave 170261

**SUMMARY:**

Request by Blake E. Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge, Unit 1 Enclave Subdivision, generally located east of the intersection of Borgfeld Drive and Los Cuernos. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: November 30, 2017  
Owner: Blake E. Harrington, Pulte Homes of Texas, L.P.  
Engineer/Surveyor: M.W. Cude Engineers, L.L.C.  
Staff Coordinator: Matthew Ozuna, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 16-00019, Borgfeld Subdivision, accepted on September 23, 2016

**Notices:**

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

**Military Awareness Zone:**

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

**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 Subdivision Plat that consists of 12.599 acre tract of land, which proposes nine (9) single-family residential lots, and six (6) non-single-family residential lots, and approximately eight hundred and eighteen (818) linear feet of private streets, and approximately three hundred and forty eight (348) linear feet of public streets.