



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1214

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 1/27/2021

**Title:** 20-11800081: Request by Timothy Pruski, Agent, SA Blue Ridge Ranch, Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 2, generally located east of the intersection of Southcross Ranch Road and New Sulphur Springs Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@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:

Blue Ridge Ranch Subdivision Unit 2 20-11800081

### SUMMARY:

Request by Timothy Pruski, Agent, SA Blue Ridge Ranch, Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 2, generally located east of the intersection of Southcross Ranch Road and New Sulphur Springs Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

### BACKGROUND INFORMATION:

Council District: 2  
Filing Date: January 13, 2021  
Owner: Timothy Pruski, Agent, SA Blue Ridge Ranch, Ltd.  
Engineer/Surveyor: CDS Muery Engineers and Surveyors  
Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

### ANALYSIS:

#### Zoning:

"R-4" Residential Single-Family District

#### Master Development Plans:

MDP 18-00013.00, Sulphur Springs accepted on October 15, 2018.

#### Access:

Plat 19-11800469, Blue Ridge Ranch Unit 1A, provides access to the proposed project subject to this

request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 20-11800081 may not be recorded until Plat 19-11800469 is recorded with Bexar County.

**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 16.090 acre tract of land, which proposes one hundred ten (110) single-family residential lots, one (1) non-single-family residential lots and approximately two thousand six hundred fifty-six (2,656) linear feet of public streets.