



City of San Antonio

Agenda Memorandum

File Number:21-1210

Agenda Item Number: 5.

Agenda Date: 1/27/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Blue Ridge Ranch Unit 3 20-11800082

SUMMARY:

Request by Timothy Pruski, Agent, SA Blue Ridge Ranch Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 3 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 2

Filing Date: January 8, 2021

Owner: Timothy Pruski, Agent, SA Blue Ridge Ranch Ltd.

Engineer/Surveyor: CDS Muery Engineers and Surveyors

Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

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 20-11800082 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 13.269 acre tract of land, which proposes ninety-four (94) single-family residential lots and approximately two thousand five hundred sixty-two (2,562) linear feet of public streets.