



City of San Antonio

Agenda Memorandum

File Number:21-1214

Agenda Item Number: 4.

Agenda Date: 1/27/2021

In Control: Planning Commission

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.