
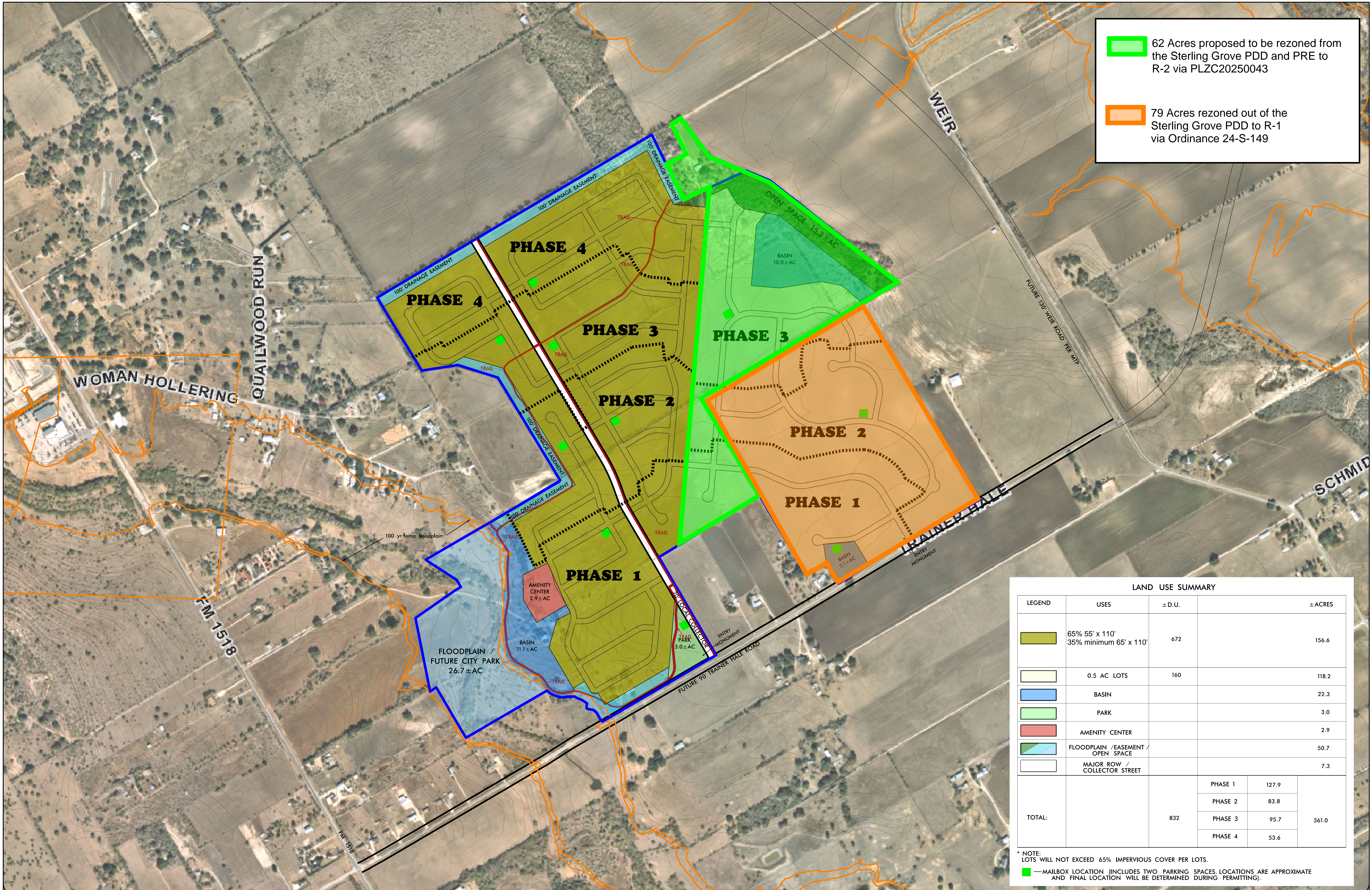

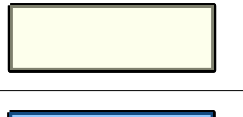

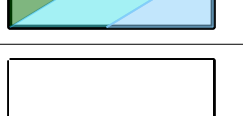



 62 Acres proposed to be rezoned from the Sterling Grove PDD and PRE to R-2 via PLZC20250043

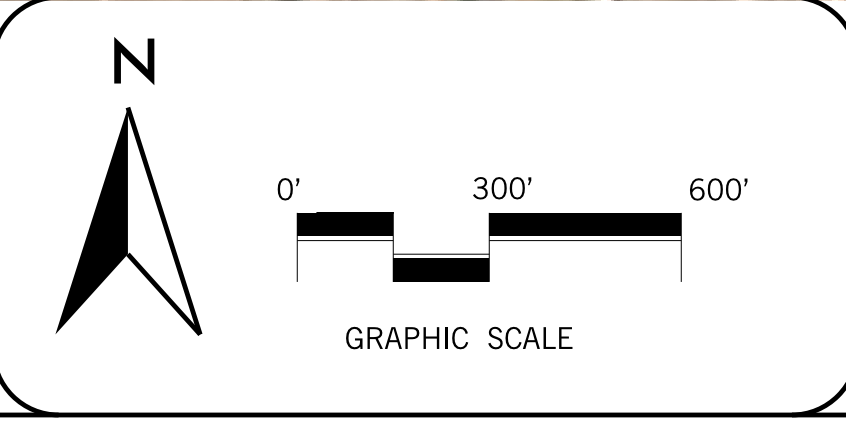
 79 Acres rezoned out of the Sterling Grove PDD to R-1 via Ordinance 24-S-149



LAND USE SUMMARY					
LEGEND	USES	± D.U.	± ACRES		
	65% 55' x 110' 35% minimum 65' x 110'	672	156.6		
	0.5 AC LOTS	160	118.2		
	BASIN		22.3		
	PARK		3.0		
	AMENITY CENTER		2.9		
	FLOODPLAIN / EASEMENT / OPEN SPACE		50.7		
	MAJOR ROW / COLLECTOR STREET		7.3		
TOTAL:		832	PHASE 1	127.9	361.0
			PHASE 2	83.8	
			PHASE 3	95.7	
			PHASE 4	53.6	

* NOTE: LOTS WILL NOT EXCEED 65% IMPERVIOUS COVER PER LOTS.
 —MAILBOX LOCATION (INCLUDES TWO PARKING SPACES. LOCATIONS ARE APPROXIMATE AND FINAL LOCATION WILL BE DETERMINED DURING PERMITTING).

JOB NO. 30037
 DATE 6-16-2022



STERLING GROVE

SCHERTZ ETJ, TEXAS
 CONCEPT PLAN - 361.0 ACRES

