



City of San Antonio

Legislation Details (With Text)

File #: 17-2710
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 4/26/2017

Title: 16-00004: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Landing at French Creek Planned Unit Development, P.U.D. Subdivision, generally located northeast of the intersection of Old Prue Road and Bandera Road. The property is zoned "R-6" Residential Single Family Planned Unit Development. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 16-00004 LANDING AT FRENCH CREEK PUD Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Landing at French Creek Planned Unit Development, P.U.D. # 16-00004

SUMMARY:
 Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Landing at French Creek Planned Unit Development, P.U.D. Subdivision, generally located northeast of the intersection of Old Prue Road and Bandera Road. The property is zoned "R-6" Residential Single Family Planned Unit Development. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: 8
 Filing Date: April 3, 2017
 Owner: Brian Otto, Meritage Homes
 Engineer/Surveyor: KFW Engineers & Surveying
 Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:
Zoning:
 "PUD R-6" Planned Unit Development Single-Family Residential District

Surrounded Land Uses and Zoning

Land Use Overview

	Zoning Districts	Current Land Use
North	<i>R-6</i>	<i>Residential ERZD</i>
South	<i>R-6</i>	<i>Residential</i>
East	<i>R-6</i>	<i>Residential ERZD</i>
West	<i>R-6 PUD</i>	<i>Residential ERZD</i>

ALTERNATIVE ACTIONS:

Planned Unit Development:

Pursuant to Unified Development Code Section 35-413, the Planning Commission may approve the Planned Unit Development plan as submitted, amend and approve the plan as amended, or disapprove the plan.

- 1. Approve:** The Planning Commission may approve the PUD Plan in accordance with the requirements of Unified Development Code Section 35-344.
- 2. Amend:** The Planning Commission has the discretion to amend a Planned Unit Development by:
 - a) Approving lesser setbacks after considering physical features such as the location of trees, waterways, steep slopes, other buffers and/or compatibility of the PUD with adjacent land uses provided such setbacks meet the requirements of the current adopted International Building Code.
 - b) Requiring dedication and construction of public streets through or into a PUD.
 - c) Approving a decrease in the amount of required parks/open space when the PUD plan includes unique design features or amenities.
- 3. Denial:** The Planning Commission may disapprove a PUD Plan that does not comply with the Unified Development Code.

RECOMMENDATION:

Approval of a Planned Unit Development PUD Subdivision Plat that consisting of 15.04 acre tract of land, which proposes thirty-nine (39) single-family lots, one (1) non-single-family residential lots, and approximately nine hundred forty-two (942) linear feet of private streets.