



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3322

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/10/2015

**Title:** 15-00006: Request by J. Bruce Bugg, Jr., Tobin Endowment, for approval of a Planned Unit Development to establish Tobin Tract, PUD, generally located southeast of the intersection of Harry Wurzbach and Oakwell Court. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 15-00006 Sheet 1, 2. 15-00006 Sheet 2

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**SUBJECT:**

Tobin Tract, PUD 15-00006

**SUMMARY:**

Request by J. Bruce Bugg, Jr., Tobin Endowment, for approval of a Planned Unit Development to establish Tobin Tract, PUD, generally located southeast of the intersection of Harry Wurzbach and Oakwell Court. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 10  
 Filing Date: May 14, 2015  
 Owner: J. Bruce Bugg, Jr., Tobin Endowment  
 Engineer/Surveyor: Slay Engineering Company, Inc.  
 Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

“C-2 PUD AHOD, R-6 PUD AHOD, C-2 PUD MC-3 AHOD, R-6 PUD MC-3 AHOD, RM-4 PUD MC-3 AHOD” Commercial District Planned Unit Development District, Residential Single Family District Planned Unit Development District, Residential Mixed Planned Unit Development District, Airport Hazard Overlay District, and partially within the Austin Highway / Harry Wurzbach Metropolitan Corridor Overlay District

**The surrounding current land uses and zoning are as follows:**

North: “C-2 PUD AHOD” Commercial Planned Unit Development Airport Hazard Overlay District, Current use Office Commercial and Multi-Family

South: “RM-4 PUD” Residential Mixed Planned Unit Development Airport Hazard Overlay District, and “MF 33 PUD AHOD” Multi-Family Planned Unit Development Airport Hazard Overlay District, Current use Multi-Family and Residential

East: “R-6 PUD AHOD” Residential Single Family Planned Unit Development Airport Hazard Overlay District, Current use Single Family Residential

West: “O-2 AHOD” High Rise Office Airport Hazard Overlay District and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District, Current use Multi-Family Residential.

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**ALTERNATIVE ACTIONS:**

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 that consists of 45.380 acre tract of land, which proposes three (3) non-single-family residential lots at a density of 21.1 dwelling units per acre with a total of 956 dwelling units.