



City of San Antonio

Legislation Details (With Text)

File #: 17-3710
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 6/28/2017

Title: 17-00001: Continued from June 14, 2017 Planning Commission. Request by Joseph Hernandez, KB Homes, for approval of a Planned Unit Development to establish Madera Subdivision, generally located along southeast intersection of Stahl Road and Higgins Road. Staff recommends approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Madera PUD 17-00001 (2), 2. Relief Req Letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Madera Subdivision Planned Unit Development, P.U.D. 17-0001

SUMMARY:
 Request by Joseph Hernandez, KB Homes, for approval of a Planned Unit Development to establish Madera Subdivision, generally located along southeast intersection of Stahl Road and Higgins Road. Staff recommends Approval. (Continued from June 14, 2017 Planning Commission.) (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: 10
 Filing Date: June 1, 2017
 Owner: Joseph Hernandez, KB Homes
 Engineer/Surveyor: Civil Engineering Consultants
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

ANALYSIS:
Zoning:
 "R-4 PUD, AHOD" Residential Single-Family District Planned Unit Development, Airport Hazard Overlay District

Pursuant to Section 35-344.01 of the Unified Development Code (UDC), the Planning Commission shall utilize the criteria of the section in reviewing the Planned Unit Development (PUD) plan. Staff finds that the Madera Subdivision as proposed is in compliance with the evaluation criteria with the

exception of Section 35-344.01(e)(1) regarding required perimeter setback. The UDC requires the PUD perimeter setback be twenty (20) feet. This area was rezoned to a PUD district as per the UDC, Section 35-344.01 from “R-6 AHOD” to “R-4 PUD AHOD” approved by City Council on August 7, 2014, Ordinance # 2014-08-07-0566. The proposed Lots 3-8, Block 3, reflect a 5 foot perimeter setback, Lots 16-18, Block 2 reflect a 0 foot perimeter setback and Lot 1, Block 1, reflects a 15 foot perimeter setback as identified in Exhibit “A”.

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	“R-6”	<i>Residential Single Family Dist.</i>
South	“R-4 PUD/ R-6”	<i>Residential Single Family Dist.</i>
East	“R-6”	<i>Residential Single Family Dist.</i>
West	“MF-33”	<i>Multi-Family Dist.</i>

Notices:

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

ALTERNATIVE ACTIONS:

In accordance with the Unified Development Code 35-344.01 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 that is in compliance with the Unified Development Code, as per section 35-344.01.
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 based on staff error by specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Staff recommends that the Planning Commission consider granting the applicant’s request for relief to reduce the 20 foot perimeter setback along four portions of the PUD Plan.

These areas in question consist of a 5 foot setback along the southern boundary of the proposed Lots 3 -8, Block 3, NCB 15704, as the orientation of the homes is treating this setback as a side setback. If

the adjacent lots to the south are developed in accordance with their current single-family residential zoning, those homes would be permitted to build as close as 12.5 feet from their rear property line. Therefore, there would be a minimum of 32.5 feet of open space between buildings; a reduction to 5 feet perimeter setback along the rear of Lots 1 and 2, Block 3, NCB 15704, as those homes would be permitted to build as close as 12.5 feet from their rear property line. The building footprint shown within the PUD plan represents a typical rear setback; a reduction to 5 feet perimeter setback along the east side of Lot 28, Block 2, NCB 15704 as the side yard setback is 5 feet with a 5 feet perimeter setback to the property line. Therefore, there would be a minimum of 25 feet of open space between buildings; the requested reduction to a 0 foot perimeter setback along the west side of the proposed Lots 16 & 17, Block 2, NCB 15704. The detention pond is not within the PUD Special Use District, therefore not included in the PUD plan, but will provide open space that can buffer the perimeter setback and will function as a side setback for the adjacent lots; and the requested reduction to a 15 foot perimeter setback along the east side of the proposed Lot 1, Block 1, NCB 15704. If the lot to the east is developed in accordance with their current single-family residential zoning, the home would be permitted to build as close as 5 feet from their side property line, therefore, there would be a minimum of 20 feet between buildings.

Therefore, staff reviewed the request and supports the relief for this PUD perimeter setback.

Should the Planning Commission grant approval of the PUD with the setback relief requested, the Planned Unit Development consists of 7.656 acre tract of land, which proposes forty-four (44) single - family residential lots, three (3) non-single- family residential lots, and approximately one thousand five hundred seventy (1,570) linear feet of private streets.