



City of San Antonio

Agenda Memorandum

File Number: 15-1981

Agenda Item Number: 2.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Brenthurst at The Dominion Phase 2 15-00003

SUMMARY:

Request by Rajeev Puri, Highlands Dominion, LLC, for approval of a Planned Unit Development to establish Brenthurst at The Dominion Phase 2, PUD Subdivision, generally located northeast of the intersection of Brenthurst Lane and Via Aragon. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

- Council District: 8
- Filing Date: March 9, 2015
- Owner: Rajeev Puri, Highlands Dominion, LLC
- Engineer/Surveyor: Pape-Dawson, Engineers
- Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

“R-6 S PUD MSOA-1 MLOD” Residential Single-Family Specific Use Authorization for a Cemetery Planned Unit Development Military Sound Attenuation Overlay Military lighting Overlay District”

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	“R-6 S PUD MSOA-1 MLOD”	Single Family Residential
South	“R-6 S PUD MSOA-1 MLOD”	Single Family Residential
East	“R-6 S PUD MSOA-1 MLOD”	Single Family Residential
West	“R-6 S PUD MSOA-1 MLOD”	Single Family Residential

Master Development Plans:

MDP (POADP) 55, Dominion, accepted on May 29, 1983

Notices:

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

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

ALTERNATIVE ACTIONS:

The Planning Commission can approve the PUD Plan, as per section 35-413(B) of the Unified Development Code.

The Planning Commission has the discretion to Amend a Planned Unit Development by:

- 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.
- Requiring dedication and construction of public streets through or into a PUD.
- Approving a decrease in the amount of required parks/open space when the PUD plan includes unique design features or amenities.

The Planning Commission can disapprove a PUD Plan based on specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Approval of a Planned Unit Development that consists of 10.250 acre tract of land, which proposes nineteen (19) single-family residential lots and two (2) non-single family lots, and approximately one thousand one hundred fifty six (1,156) linear feet of private streets.