



City of San Antonio

Legislation Details (With Text)

File #:	16-3858			
Type:	Staff Briefing - Without Ordinance			
		In control:	Planning Commission	
On agenda:	7/13/2016			
Title:	PUD 16-00002: Request by Jeff Baker, Alamo Garden INC., for approval of a Planned Unit Development to establish Lincoln Heights Townhomes, generally located southeast of the intersection of Forestshire and Basse Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. PUD 16-00002 - Lincoln Heights Townhomes - FINAL PROJECT - 20Jun16, 2. PUD 16-00002 - Lincoln Heights Townhomes - Relief letter			

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Lincoln Heights Townhomes Planned Unit Development, P.U.D 16-00002

SUMMARY:
Request by Jeff Baker, Alamo Garden INC., for approval of a Planned Unit Development to establish Lincoln Heights Townhomes, generally located southeast of the intersection of Forestshire and Basse Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: June 21, 2016
Owner: Jeff Baker, Alamo Garden INC
Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:
"R-5 PUD" Single-Family Residential Planned Unit Development District

Master Development Plan:

Pursuant to section 35-344 of the Unified Development Code (UDC), the Planning Commission shall utilize the criteria of the section in reviewing a PUD plan. Staff finds that the Lincoln Heights Townhomes Subdivision as

proposed is in compliance with the evaluation criteria with the exception of Section 35-344(e) (1) regarding Required Setbacks. More specifically, the UDC requires the Planned Unit Development (PUD) perimeter setback shall be twenty (20) feet. After considering compatibility with existing uses, staff has no objection to the granting of the proposed lesser setback of ten (10) feet. Further, the proposal will not negatively impact the adjacent residential uses, will adhere to UDC Section 35-516(g) regarding garage setback, and the anticipated reduction in on-street parking should facilitate an improved traffic and pedestrian circulation for the subdivision. The reviewing agencies have no objection to the favorable consideration by the Planning Commission.

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	"MF33-S"	Multi-Family Specific Use District
South	"R5 PUD and R6 "	Residential Single-Family Planned Unit Development District
East	"MF33-S"	Multi-Family Specific Use District
West	"C3 and Right of Way "	Commercial District and Right of Way

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

Approve: The Planning Commission may approve the PUD Plan as presented, as per Unified Development Code Section 35-413(b), including giving approval for a lesser PUD perimeter setback than required by Unified Development Code Section 35-344(e)(1) 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.

Amend: The Planning Commission has the discretion to amend the PUD Plan as presented by:

- Disapproving the requested lesser setbacks and requiring the PUD perimeter setback as per Unified Development Code Section 35-344(e)(1).
- 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.

Deny: The Planning Commission may disapprove the PUD Plan as presented either based on disapproval of the requested lesser PUD perimeter setbacks, or based on other staff error by specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Should Planning Commission grant approval of the requested relief on the required PUD perimeter setback, staff recommends approval of the Subdivision Plan that consists of a 7.55 acre tract of land, which proposes thirteen (13) single-family residential lots, three (3) non-single family lots, and approximately one thousand one hundred three (1,103) linear feet of private streets.