



City of San Antonio

Legislation Details (With Text)

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Type: Staff Briefing - Without Ordinance
In control: Planning Commission
On agenda: 9/28/2016
Title:
Sponsors:
Indexes:
Code sections:
Attachments: 1. 160909 PUD-868802- SHEET 1 OF 2, 2. 160909 PUD-868802- SHEET 2 OF 2

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

Casa Bella Estates Planned Unit Development, P.U.D 15-00012

SUMMARY:

Request by Randall House, Matiraan, Ltd, for approval of a Planned Unit Development to establish Casa Bella Estates Subdivision, generally located on the south to southeast side of Jones Maltsberger Road and Redland Road. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10
Filing Date: September 19, 2016
Owner: Randall House, Matiraan, Ltd.
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

ANALYSIS:

Zoning:

“R-20 PUD ERZD” Single-Family Residential Planned Unit Development Edwards Recharge Zone District.

Pursuant to section 35-344 of the Unified Development Code (UDC), the Planning Commission shall utilize the criteria of the section in reviewing a Planned Unit Development (PUD) plan. Staff finds that the Casa Bella Subdivision as proposed is in compliance with the evaluation criteria with the exception of Section 35-344(e)(1) regarding Required Setbacks. The UDC requires the PUD perimeter setback be twenty (20) feet. The 3.308 acre portion of Lot 6 and Lot 7 identified with cross-hatch is excluded from

planning commission consideration. This area was rezoned to a PUD district as per the UDC, Section 35-344.02 from “NP-10 ERZD” to “R-20 PUD ERZD District” approved by City Council on September 15, 2016, Ordinance # 2016-09-15-0720. Given that the perimeter of this area serves as part of the applicants PUD development, approved with a twenty (20) foot perimeter setback, and after considering compatibility of the PUD with adjacent land uses, staff does not have any objections.

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	“NP-10”	Neighborhood Preservation Dis
South	“R-5”	Residential Single-Family Distr
East	“NP-10”	Neighborhood Preservation Dis
West	“UZROW”	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.

1. **Approve:** The Planning Commission may approve the PUD Plan that is in compliance with the Unified Development Code, as per section 35-413(B).
2. **Amend:** The Planning Commission has the discretion to amend a Planned Unit Development by:
 1. 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.
 2. Requiring dedication and construction of public streets through or into a PUD.
 3. 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:

Should Planning Commission grant approval of the PUD as submitted, staff recommends approval of a Planned Unit Development that consists of 33.452 acre tract of land, which proposes eleven (11) single-family residential lots, two (2) non single-family lots, and approximately two thousand six hundred fifty (2,650) linear feet of private street.