



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2019

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 3/22/2017

**Title:** PUD 15-00010: Request by Jorge Garcia, Randolph Townhomes, LLC, for approval of a Planned Unit Development to establish Randolph Park Estates, PUD, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PUD 15-00010 - Randolph Park Estates, PUD - revised FINAL - 16Mar17

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

**SUBJECT:**  
Randolph Park Estates, PUD 15-00010

**SUMMARY:**  
Request by Jorge Garcia, Randolph Townhomes, LLC, for approval of a Planned Unit Development to establish Randolph Park Estates, PUD, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: 2  
Filing Date: February 28, 2017  
Owner: Jorge Garcia, Randolph Townhomes, LLC  
Engineer/Surveyor: Big Red Dog Engineering  
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

### ANALYSIS:

**Zoning:**  
"MF-25 PUD" Multi-Family Residential Planned Unit Development District

**[Surrounded Land Uses and Zoning]**

**Land Use Overview**

	Zoning Districts	Current Land Use
North	Randolph Boulevard	Right-of-way
South	C-2	Commercial
East	RM-4 PUD	Non-single family residential
West	Randolph Boulevard	Right-of-way

**Notices:**

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

**ALTERNATIVE ACTIONS:**

- Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

Planned Unit Development:

Pursuant to the Unified Development Code 35-444.01 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 35-443.01.
- 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:**

Approval of a Planned Unit Development that consists of 4.784 acre tract of land, which proposes twenty (20) non-single-family residential lots, and approximately one thousand three hundred fifty-four (1,354) linear feet of private streets.