



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4034

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 8/12/2020

**Title:** 20-11700001: Request by Antonio Brunet, R/A Dominion Development Properties, LLC, for approval a Planned Unit Development Major Amendment to establish Dominion Heights Subdivision Phase 1A Subdivision, generally located southwest of the intersection of Brenthurst Lane and Dominion Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Planned Unit Development

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

**SUBJECT:**  
Dominion Heights Subdivision Phase 1A 20-11700001

**SUMMARY:**  
Request by Antonio Brunet, R/A Dominion Development Properties, LLC, for approval of a Planned Unit Development Major Amendment to establish Dominion Heights Subdivision Phase 1A Subdivision, generally located southwest of the intersection of Brenthurst Lane and Dominion Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: June 29, 2020  
Owner: Antonio Brunet, R/A Dominion Development Properties, LLC  
Engineer/Surveyor: Pape Dawson Engineers  
Staff Coordinator: Yuying Ma, Planner, (210) 207-7898

**ANALYSIS:**

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

**Surrounded Land Uses and Zoning**

Land Use Overview

	<b>Zoning Districts</b>	<b>Current Land Use</b>
North	"PUD R-6"	<i>Planned Unit Development Residential Single-Family</i>
South	"PUD MF-25"	<i>Planned Unit Development Low Density Multi-Family</i>
East	"PUD MF-25"	<i>Planned Unit Development Low Density Multi-Family</i>
West	"PUD R-6"	<i>Planned Unit Development Residential Single-Family</i>

**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.

**Staff Findings:**

Within Planned Unit Developments (PUD's) the only UDC-mandated setback requirement is a 20' perimeter setback. The requested amendment to reduce the rear setback from 20' to 5' affects properties on the perimeter of the PUD, but also reduces the setback on internal lots where the restriction is not required.

The impact is unlikely to have a negative effect on nearby properties as most are included within the same development area. Furthermore, the 5' rear setback is permitted in other zoning districts. A 5' rear setback is allowed under the Fire Code.

**ALTERNATIVE ACTIONS:**

Pursuant to Unified Development Code Section 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 in accordance with the requirements of Unified Development Code Section 35-344.
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 that does not comply with the Unified Development Code.

**RECOMMENDATION:**

Staff reviewed the request and does support the relief/adjustment for this PUD major amendment.

Should the Planning Commission grant approval of the PUD with the requested relief, the Planned Unit Development consists of 20.52 acre tract of land, which proposes sixty-four (64) single-family residential lots and one (1) non single-family residential lots and approximately five thousand one hundred (5,100) linear feet of private streets.