



City of San Antonio

Agenda Memorandum

File Number:15-5769

Agenda Item Number: 26.

Agenda Date: 11/18/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

East Evans Road Planned Unit Development, P.U.D. # 15-00005

SUMMARY:

Request by Blake Yantis, Mosaic Land Development, for approval to establish East Evans Road Planned Unit Development, generally located southeast of the intersection of Evans Road and Hanging Oak Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10 and ETJ
Filing Date: October 26, 2015
Owner: Blake Yantis, Mosaic Land Development
Engineer/Surveyor: M.W. Cude Engineers, L.L.C.
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

“PUD R-6” Planned Unit Development Single-Family Residential District

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	<i>Outside of City Limits</i>	<i>Residential</i>
South	<i>Outside of City Limits</i>	<i>Residential</i>
East	<i>Outside of City Limits</i>	<i>Residential</i>
West	<i>Outside of City Limits</i>	<i>Residential QD-S ERZD</i>

Notices:

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

ALTERNATIVE ACTIONS:

Planned Unit Development:

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:

Approval of a PUD that consists of 47.60 acre tract of land, which proposes one hundred ninety-seven (197) single-family lots, four (4) non-single-family residential lots, and approximately eight thousand eight hundred thirty-four (8,834) linear feet of private streets.