



City of San Antonio

Agenda Memorandum

File Number:16-1172

Agenda Item Number: 1.

Agenda Date: 1/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Escalera Subdivision Planned Unit Development, P.U.D. 15 - 00014

SUMMARY:

Request by Oscar Dominguez, Armadillo Construction Company LTD., for approval of a Planned Unit Development to establish Escalera PUD, generally located on the southeast of Stahl Road and Ross Oak. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10
Filing Date: December 15, 2015
Owner: Oscar Dominguez, Armadillo Construction Company LTD.
Engineer/Surveyor: Denham - Ramones Engineering & Associates, Inc.
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

ANALYSIS:

Zoning:

"PUD R-6" Planned Unit Development Single-Family Residential

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	"R-6"	Residential Single-Family District
South	"R-5"	Residential Single-Family District
East	"R-6"	Residential Single-Family District
West	"R-6"	Residential Single-Family District

Notices:

To the present, staff has received one written response 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:

Approval of a Planned Unit Development that consists of 22.752 acre tract of land, which proposes ninety-three (93) single-family residential lots, six (6) non-single family lots and approximately three thousand nine hundred fifty-five (3,955) linear feet of public streets.