



City of San Antonio

Agenda Memorandum

File Number:16-3256

Agenda Item Number: 10.

Agenda Date: 5/25/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Sandalwood Subdivision Planned Unit Development, P.U.D 15-00009

SUMMARY:

Request by Juan Fernandez of Sandalwood, LLC., for approval of a Planned Unit Development to establish Sandalwood Subdivision, generally located west of Everest Avenue, south of Belfast Drive and north of Sandalwood Lane. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: May 3, 2016
Owner: Juan Fernandez of Sandalwood, LLC.
Engineer/Surveyor: KFW Engineers
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

ANALYSIS:

Zoning:

“PUD R-3” Planned Unit Development Single-Family Residential 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 PUD plan. Staff finds that the Sandalwood Subdivision as proposed is in compliance with the evaluation criteria with the exception of Section 35-344(e) (1) regarding Required Setbacks. More specifically, the UDC requires the Planned Unit Development (PUD) perimeter setback shall be twenty (20) feet. After considering compatibility with existing uses, staff has no objection to the granting of the proposed lesser setback of fourteen (14) feet. Further, the proposal will not negatively impact the adjacent residential uses, will adhere to UDC Section 35-516(g) regarding garage setback, and the anticipated reduction in on-street parking should facilitate an improved traffic and pedestrian circulation for the subdivision. The reviewing agencies have no objection to the favorable consideration by the Planning Commission.

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	"R-4"	Residential Single-Family District
South	"UZROW"	Right-of-Way
East	"R-5"	Residential Single-Family District
West	"R-5"	Residential Single-Family District

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.

Approve: The Planning Commission may approve the PUD Plan as presented, as per Unified Development Code Section 35-413(b), including giving approval for a lesser PUD perimeter setback than required by Unified Development Code Section 35-344(e)(1) 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.

Amend: The Planning Commission has the discretion to amend the PUD Plan as presented by:

- Disapproving the requested lesser setbacks and requiring the PUD perimeter setback as per Unified Development Code Section 35-344(e)(1).
- Requiring dedication and construction of public streets through or into a PUD.
- Approving a decrease in the amount of required parks/open space when the PUD plan includes unique design features or amenities.

Deny: The Planning Commission may disapprove the PUD Plan as presented either based on disapproval of the requested lesser PUD perimeter setbacks, or based on other staff error by specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Should Planning Commission grant approval of the requested relief on the required PUD perimeter setback, staff recommends approval of the Subdivision Plan that consists of 1.996 acre tract of land, which proposes twelve (12) single-family residential lots, one (1) non-single family lot, and approximately four hundred forty (440) linear feet of private streets.