



City of San Antonio

Agenda Memorandum

File Number:16-5186

Agenda Item Number: 7.

Agenda Date: 10/12/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Highland Estates P.U.D 15-00008

SUMMARY:

Request by Lloyd A. Denton Jr., SA Highland Estates, Inc., for approval of a Planned Unit Development to establish Highland Estates P.U.D., generally located southwest of the intersection of Bulverde Road and Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: September 14, 2016
Owner: Lloyd A. Denton Jr., SA Highland Estates, Inc.
Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:

Zoning:

The proposed P.U.D. Plan is located outside the city limits of San Antonio, therefore zoning is not applicable.

Surrounded Land Uses and Zoning

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

Master Development Plans:

MDP 14-00032, Highland Estates, accepted on August 30, 2016

Notices:

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

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.

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:

Approval of a Planned Unit Development Plan that consists of 185.89 acre tract of land, which proposes one hundred ninety-two (192) single-family residential lots and ten (10) non-single-family lots, and approximately eighteen thousand two hundred forty-three (18,243) linear feet of private streets and six hundred ninety-eight (698) linear feet of public streets.