



City of San Antonio

Agenda Memorandum

File Number:17-2019

Agenda Item Number: 1.

Agenda Date: 3/22/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Randolph Park Estates, PUD 15-00010

SUMMARY:

Request by Jorge Garcia, Randolph Townhomes, LLC, for approval of a Planned Unit Development to establish Randolph Park Estates, PUD, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2
Filing Date: February 28, 2017
Owner: Jorge Garcia, Randolph Townhomes, LLC
Engineer/Surveyor: Big Red Dog Engineering
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

“MF-25 PUD” Multi-Family Residential Planned Unit Development District

[Surrounded Land Uses and Zoning]

Land Use Overview		
	Zoning Districts	Current Land Use
North	Randolph Boulevard	Right-of-way
South	C-2	Commercial
East	RM-4 PUD	Non-single family residential
West	Randolph Boulevard	Right-of-way

Notices:

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

property owners.

ALTERNATIVE ACTIONS:

- Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

Planned Unit Development:

Pursuant to the Unified Development Code 35-444.01 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 35-443.01.
- 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 based on staff error by specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Approval of a Planned Unit Development that consists of 4.784 acre tract of land, which proposes twenty **(20)** non-single-family residential lots, and approximately one thousand three hundred fifty-four (1,354) linear feet of private streets.