



City of San Antonio

Agenda Memorandum

File Number:17-2438

Agenda Item Number: 12.

Agenda Date: 4/12/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Lincoln Heights Townhomes (PUD) 170019

SUMMARY:

Request by Lloyd A. Denton Jr., Quarry Heights Villas, Ltd., for approval to replat and subdivide a tract of land to establish Lincoln Heights Townhomes (PUD) Subdivision, generally located southeast of the intersection of Basse Road and Forestshire. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 1
Filing Date: March 28, 2017
Owner: Lloyd A. Denton Jr., Quarry Heights Villas, Ltd.
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

ANALYSIS:

Zoning:

“PUD R-5” Planned Unit Development Single-Family Residential

Master Development Plans:

MDP 13-00031, Lincoln Heights, accepted on May 13, 2014
PUD 16-00002, Lincoln Heights Townhomes, accepted on July 13, 2016

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.

RECOMMENDATION:

Approval of a Replat and Subdivision Plat that consists of 7.67 acre tract of land, which proposes

thirteen (13) single-family residential lots, three (3) non-single-family residential lots and approximately six hundred (600) linear feet of private streets.