



City of San Antonio

Agenda Memorandum

File Number:15-1786

Agenda Item Number: 15.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Dominion Hills Phase 1 PUD 130662

SUMMARY:

Request by Guillermo Aguayo, RA Dominion Development Properties, for approval to subdivide a tract of land to establish Dominion Hills Phase 1 - PUD Subdivision, generally located west of the intersection of Brenthurst Land and Palmilla Court. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: March 11, 2015
Owner: Guillermo Aguayo, RA Dominion Development Properties
Engineer/Surveyor: ISRO Engineering Services, P.L.L.C.
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

“R-6 PUD MSAO-1 MLOD” Residential Single-Family Planned Unit Development Military Sound Attenuation Overlay Military Lighting Overlay District”

Master Development Plans:

MDP 14-00049, Dominion Hills Subdivision Phase 1 and 2, accepted on September 19, 2014.

PUD 14-00010, Dominion Hills Subdivision Phase 1 and 2, approved on September 19, 2014.

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.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC’s Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

ALTERNATIVE ACTIONS:

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

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 17.579 acre tract of land, which proposes Seventy one (71) single-family residential lots and five (5) non-single family lots, and approximately two thousand two hundred ninety three (2,293) linear feet of private streets.