



City of San Antonio

Agenda Memorandum

File Number:15-2103

Agenda Item Number: 1.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Dominion Unit 13-B 15-00001

SUMMARY:

Request by Roberto Kenigstien, GKH Development, Ltd., for approval of a Planned Unit Development to establish The Dominion Unit 13-B, PUD Subdivision, generally located west of the intersection of I.H. 10 and Aue Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: March 10, 2015
Owner: Roberto Kenigstien, GKH Development, Ltd.
Engineer/Surveyor: Pape-Dawson, Engineers
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

“R-6 PUD MLOD” Residential Single-Family Planned Unit Development Military lighting Overlay District”

Surrounded Land Uses and Zoning

Land Use Overview		
	Zoning Districts	Current Land Use
North	“R-6 PUD MLOD”	Single Family Residential
South	“R-6 PUD MLOD”	Single Family Residential
East	“Outside City Limits”	Single Family Residential
West	“C2 GC1 MLOD”	Commercial

Master Development Plans:

MDP (POADP) 55, Dominion, accepted on May 29, 1983

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.

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:

The Planning Commission can approve the PUD Plan, as per section 35-413(B) of the Unified Development Code.

The Planning Commission has the discretion to Amend a Planned Unit Development by:

- 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.
- 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.

The Planning Commission can disapprove a PUD Plan based on specifically identifying non-compliance with the Unified Development Code.

RECOMMENDATION:

Approval of a Planned Unit Development that consists of 25.656 acre tract of land, which proposes Fifty (50) single-family residential lots and one (1) non-single family lot, and approximately two thousand six hundred forty five (2,645) linear feet of private streets.