



City of San Antonio

Agenda Memorandum

File Number:15-3322

Agenda Item Number: 5.

Agenda Date: 6/10/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Tobin Tract, PUD 15-00006

SUMMARY:

Request by J. Bruce Bugg, Jr., Tobin Endowment, for approval of a Planned Unit Development to establish Tobin Tract, PUD, generally located southeast of the intersection of Harry Wurzbach and Oakwell Court. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10
Filing Date: May 14, 2015
Owner: J. Bruce Bugg, Jr., Tobin Endowment
Engineer/Surveyor: Slay Engineering Company, Inc.
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

“C-2 PUD AHOD, R-6 PUD AHOD, C-2 PUD MC-3 AHOD, R-6 PUD MC-3 AHOD, RM-4 PUD MC-3 AHOD” Commercial District Planned Unit Development District, Residential Single Family District Planned Unit Development District, Residential Mixed Planned Unit Development District, Airport Hazard Overlay District, and partially within the Austin Highway / Harry Wurzbach Metropolitan Corridor Overlay District

The surrounding current land uses and zoning are as follows:

North: “C-2 PUD AHOD” Commercial Planned Unit Development Airport Hazard Overlay District, Current use Office Commercial and Multi-Family

South: “RM-4 PUD” Residential Mixed Planned Unit Development Airport Hazard Overlay District, and “MF 33 PUD AHOD” Multi-Family Planned Unit Development Airport Hazard Overlay District, Current use Multi-Family and Residential

East: “R-6 PUD AHOD” Residential Single Family Planned Unit Development Airport Hazard Overlay

District, Current use Single Family Residential

West: “O-2 AHOD” High Rise Office Airport Hazard Overlay District and “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District, Current use Multi-Family Residential.

Notices:

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

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 that consists of 45.380 acre tract of land, which proposes three (3) non-single-family residential lots at a density of 21.1 dwelling units per acre with a total of 956 dwelling units.