



City of San Antonio

Agenda Memorandum

File Number:15-4368

Agenda Item Number: 2.

Agenda Date: 8/12/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Cornerstone N.W. Military Subdivision, PUD #13-00013.01

SUMMARY:

Request by Alan Hulme, as authorized agent for Global Evangelism, Inc., for approval to amend Cornerstone N.W. Military Subdivision, PUD, generally located northeast of the intersection of N.W. Military Drive and Calle Del Oro. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: May 26, 2015
Owner: Alan Hulme, authorized agent for Global Evangelism, Inc.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:

Zoning:

“C-2 ERZD MLOD AHOD” Commercial District, Edwards Recharge Zone District, Military Lighting Overlay District, and Airport Hazard Overlay District

“R-6 PUD ERZD MLOD AHOD” Residential Single Family Planned Unit Development District, Airport Hazard Overlay District, Edwards Recharge Zone District, and Military Lighting Overlay District

The surrounding current land uses and zoning are as follows:

North: “R-6 PUD MSAO-1 ERZD” Residential Single Family Planned Unit Development Military Sound Attenuation District Edwards Recharge Zone District

South: “R-4 PUD ERZD” Residential Single Family Planned Unit Development Edwards Recharge Zone District, Current use Single Family Residential

East: “R-6 PUD ERZD” Residential Single Family Planned Unit Development Edwards Recharge Zone District, Current Use Single Family Residential

West: “QD CD S MLOD ERZD” Quarry District Commercial District Military Lighting Overlay District Edwards Recharge Zone District

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 UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations.

ALTERNATIVE ACTIONS:

Pursuant to Unified Development Code 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 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 project that consists of 25.355 acre tract of land, which proposes one (1) non-single-family residential lot.