



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3780

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 6/13/2018

**Title:** PLAN AMENDMENT CASE # 18063 (Council District 8): A request by Billy J. Laforce to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018205 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 18063  
(Associated Zoning Case Z2018205)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** "Rural Estate Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 13, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Billy J. Laforce

**Applicant:** Billy J. Laforce

**Representative:** Billy J. Laforce

**Location:** 24129 Boerne Stage Road

**Legal Description:** Lot P-12D, NCB 34732

**Total Acreage:** 0.87

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** Camp Bullis, Office of Historic Preservation

**Transportation**

**Thoroughfare:** Boerne Stage Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Baywater Stage Road

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:** Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

**Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category:** Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. Neighborhood commercial uses in outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

**Permitted Zoning Districts:** “RP”, “RE”, “R-20”, “O-1”, “NC”, “C-1”, “RD”

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:** Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

**Permitted Zoning Districts:** “NP-15”, “NP-10”, “NP-8”, “R-6”, “R-5”, “R-4”, “R-3”, “RM-6”, “RM- 5”, “RM-4”, “MF-18”, “O-1”, “O-1.5”, “NC”, “C-1”, “C-2”, “C-2P”, “RD”, and “UD”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Car Wash

Direction: North

**Future Land Use Classification:**

“Natural Tier”

**Current Land Use Classification:**

Vacant Lot

Direction: East

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Commercial Offices

Direction: South

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use Classification:**

Church

Direction: West

**Future Land Use Classification:**

“Rural Estate Tier”

**Current Land Use:**

Church

**FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center and is not within a ½ of a mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

### **Sector Plan Criteria for review:**

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan

**The amendment will not adversely impact a portion of, or the entire Planning Area by;**

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested in order to rezone the property from "R-6 HS GC-1 MLOD-1" Residential Single-Family Historic Significant Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 HS GC-1 MLOD-1 S" Commercial Historic Significant Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash. The requested land use amendment to “Suburban Tier” is supported by the location of the property along Boerne Stage Road, a secondary arterial and its close proximity to Interstate Highway 10. The requested “Suburban Tier” is in agreement with the current use of the property and development pattern of the area. This area is more appropriately designated as “Suburban Tier” rather than its current land use designation of “Rural Estate Tier”.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018205**

Current Zoning: "R-6 HS GC-1 MLOD-1" Residential Single-Family Historic Significant Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District

Proposed Zoning: "C-2 HS GC-1 MLOD-1 S" Commercial Historic Significant Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash

Zoning Commission Hearing Date: June 19, 2018