



City of San Antonio

Agenda Memorandum

File Number:18-3780

Agenda Item Number: 25.

Agenda Date: 6/13/2018

In Control: Planning Commission

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