

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE EASTERN TRIANGLE COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 2.5031 ACRES OF LAND LOCATED AT 1846 BASSE ROAD, LEGALLY DESCRIBED AS THE WEST 337.28 FEET OF THE EAST 482.28 FEET OF LOT TR-1, NCB 7172 AND THE EAST 5 FEET OF LOT 21, BLOCK 205, NCB 9723 FROM "PUBLIC INSTITUTIONAL" TO "COMMUNITY COMMERCIAL".

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WHEREAS, the Greater Dellview Area Community Plan was adopted on September 5, 2009 by City Council as a component of the City's Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Comprehensive Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Comprehensive Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on April 18, 2021 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Comprehensive Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Greater Dellview Area Community Plan a component of the Comprehensive Master Plan of the City, is hereby amended by changing the use of approximately 2.5031 acres of land located at 1846 Basse Road, legally described as the west 337.28 feet of east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, from "Public Institutional" to "Community Commercial". All portions of land mentioned are depicted in **Attachments "I"** attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect {Effective Date}.

PASSED AND APPROVED on this {Day of Month} day of {Month & Year}.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina J. Flores, City Clerk (Acting)

Andrew Segovia, City Attorney

DRAFT

The map displays the Greater Dellview Area Community Plan with various land use zones. A dashed line indicates the 200' Notification Area. A solid black rectangle highlights the Proposed Community Commercial area. The map includes the following zones and streets:

- Zones:** Low Density Residential, Medium Density Residential, High Density Residential, Public Institutional, Neighborhood Commercial, and Public/Institutional.
- Streets:** GENERAL KRUEGER BLVD, LAURELWOOD DR, ROSEHILL DR, ALLENA DR, BASSE RD, CATALINA AVE, and SAN ANGELO BLVD.
- Proposed Community Commercial:** A solid black rectangle located near the intersection of BASSE RD and CATALINA AVE.
- 200' Notification Area:** A dashed line indicating the notification boundary.

Legend:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Institutional
- Neighborhood Commercial
- Public/Institutional

Scale: 0 to 200 Feet

North Arrow: Indicated by a star symbol.

Map Information:

- Map Created By: [Name]
- Map Creation Date: 3/31/2021
- Map File Location: [Path]
- Map File Name: [Name]
- Map File Extension: [Extension]

Greater Dellview Area Community Plan
Proposed Plan Amendment 2111600011 Area