



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3624

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 5/20/2021

**Title:** PLAN AMENDMENT CASE PA-2021-11600010 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Public Institutional" to "Community Commercial" on 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, located at 1846 Basse Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700031 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 2021-11600010  
(Associated Zoning Case 2021-10700031 S)

**SUMMARY:**

**Comprehensive Plan Component:** Greater Dellview Community Plan

**Plan Adoption Date:** September 9, 2005

**Current Land Use Category:** "Public Institutional"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 14, 2021

**Case Manager:** Justin Malone, Planner

**Property Owner:** Pilgrim Presbyterian

**Applicant:** Ian Cochran, GFR Development

**Representative:** Ian Cochran, GFR Development

**Location:** 1846 Basse Road

**Legal Description:** West 337.28 Feet of East 482.28 of Lot TR-1, NCB 7172 and the East 5 Feet of Lot 21, Block 205, NCB 9723

**Total Acreage:** 2.5031

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Central Los Angeles Heights Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Basse Road

**Existing Character:** Arterial

**Proposed Changes:** None known

**Public Transit:** VIA bus routes within walking distance of the subject property.

**Routes Served:** 505, 651

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Greater Dellview Community Plan

**Plan Adoption Date:** September 29, 2005

**Plan Goals:**

**Goal 2- Neighborhood Commercial Revitalization:** Promote growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

**Objective 2.4- Small Business Development**

- Foster an environment that promotes, encourages and supports small business development

**Goal 3-Commercial Development:** Type, Form, and Appearance: Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

**Objective 3.1- New Development**

- Address new and proposed developments by engaging developers from the onset of proposed projects

**Objective 3.2- Reuse and Retrofit**

- Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area

**Objective 3.3- Code Compliance**

- Promote and facilitate a clean and orderly business environment that is respectful of the law and adjacent neighborhoods

### **Comprehensive Land Use Categories**

#### **Land Use Category: "Public Institutional"**

Description of Land Use Category: Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.

#### **Land Use Category: "Community Commercial"**

**Description of Land Use Category:** This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

**Permitted Zoning Districts:** NC, C-1, C-2P, C-2, O-1, O-2

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification:**

"Public Institutional"

#### **Current Land Use Classification:**

Church

Direction: North

#### **Future Land Use Classification:**

"Low Density Residential"

#### **Current Land Use Classification:**

Single Family Residential

Direction: East

#### **Future Land Use Classification:**

"High Density Residential", "Public Institutional"

#### **Current Land Use Classification:**

Multifamily Residential, Junior High School

Direction: South

#### **Future Land Use Classification:**

"High Density Residential"

#### **Current Land Use Classification:**

Multifamily Residential

Direction: West

#### **Future Land Use Classification:**

“Public Institutional”

**Current Land Use:**

Masonic Lodge, Church

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center and is not within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission (11-0) recommend Approval.

The applicant seeks a Plan Amendment from “Public Institutional” to “Community Commercial”, to rezone to “C-2 S” Commercial District with a Specific Use Authorization for a Car Wash. The proposed “Community Commercial” land use designation is fitting for this vacant parcel and allows expansion of light commercial businesses and/or office uses. The location is in close proximity to Basse Road, which hosts a mix of residential and commercial uses.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Greater Dellview Community Plan, as presented above.
2. Make an Alternate Recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700031 S**

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash

Zoning Commission Hearing Date: April 20, 2021