

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE DOWNTOWN AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “HIGH DENSITY RESIDENTIAL” AND “MEDIUM DENSITY RESIDENTIAL” TO “HIGH DENSITY RESIDENTIAL” ON 4.409 ACRES OUT OF NCB 886, NCB 887, NCB 3591, GENERALLY LOCATED AT THE INTERSECTION OF MT. ZION WALK AND IH 37 SOUTH.

WHEREAS, the Downtown Area Regional Center Plan was adopted on December 5, 2019 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Texas Local Government Code Section 211.004 and San Antonio City Code Chapter 35, (“Unified Development Code”) Sections 35-105, 35-420 (h), and 35-421 (d) (3) requires consistency between zoning and the Comprehensive Master Plan; and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on July 14, 2021, after notice and publication, allowing the public the opportunity to give testimony and present written evidence regarding this amendment to the Comprehensive Master Plan; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation of Approval.

PASSED AND APPROVED ON THIS THIS 14TH DAY OF JULY 2021.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Connie Gonzalez, Chair
San Antonio Planning Commission