

## RESOLUTION NO.

**RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.1675 ACRES OF LAND BEING LOT 1, BLOCK 3, NCB 10024, LOCATED AT 273 REDROCK.**

**WHEREAS**, City Council approved the Greater Dellview Area Community Plan as an addendum to the Comprehensive Master Plan on September 29, 2005; and

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

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

**WHEREAS**, the San Antonio Planning Commission held a public hearing on June 24, 2015 and **DENIED** the amendment on June 24, 2015; 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 **INCONSISTENT** with City policies, plans and regulations and not in conformance with the *Unified Development Code*, Section 35-420, therefore not 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 Greater Dellview Area Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 24<sup>th</sup> DAY OF JUNE 2015.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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Marcello Diego Martinez, Chair  
San Antonio Planning Commission