

RESOLUTION NO. 14-12-05

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS/OPEN SPACE, HIGH DENSITY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL AND MIXED USE TO REGIONAL COMMERCIAL FOR AN AREA OF APPROXIMATELY 29.035 ACRES OF LAND OUT OF NCB 878 6 LOCATED AT THE SOUTHWEST CORNER OF CULBERSON AVENUE AND SOUTH ZARZAMORA STREET.

WHEREAS, City Council approved the Nogalitos/S. Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on September 30, 2004 and updated on June 18, 2009; 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 December 4, 2013 and **APPROVED** the amendment on December 4, 2013; and

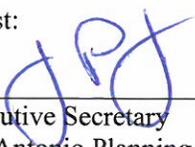
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans 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 Nogalitos/S. Zarzamora Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

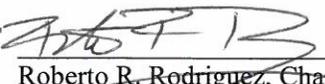
PASSED AND APPROVED ON THIS 4th DAY OF DECEMBER 2013.

Attest:



Executive Secretary
San Antonio Planning Commission

Approved:



Roberto R. Rodriguez, Chair
San Antonio Planning Commission