

RESOLUTION NO.

15-10-13

**RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND
USE PLAN CONTAINED IN THE UNITED SOUTHWEST
COMMUNITIES PLAN, A COMPONENT OF THE COMPREHENSIVE
MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM
AGRICULTURAL TO HEAVY INDUSTRIAL FOR AN AREA OF
APPROXIMATELY 89.816 ACRES OF LAND OUT OF NCB 18045,
LOCATED AT 8189 NELSON ROAD AND BY CHANGING THE TEXT
TO CREATE “HEAVY INDUSTRIAL” LAND USE CATEGORY WITH
A CORRESPONDING AMENDMENT TO INCLUDE “I-2” HEAVY
INDUSTRIAL ZONING DISTRICT.**

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Comprehensive Master Plan on August 4, 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 Comprehensive 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 October 28, 2015 and **APPROVED** the amendment on October 28, 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 **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 United Southwest Communities 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 28th DAY OF OCTOBER 2015.

Attest:


Executive Secretary
San Antonio Planning Commission

Approved:


Marcello Diego Martinez, Chair
San Antonio Planning Commission