

16-05-04

## RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NOGALITOS / SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.989 ACRES OF LAND OUT OF NCB 3736, LOCATED AT 4407 IH 35 SOUTH.

WHEREAS, City Council approved the Nogalitos / South Zarzamora Community Plan as an addendum to the Comprehensive Master Plan on May 20, 2010; 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 May 11, 2016 and APPROVED the amendment on May 11, 2016; 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:**

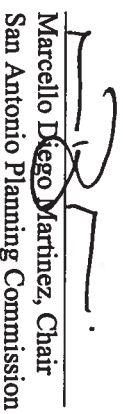
SECTION 1: The amendment to the Nogalitos / South Zarzamora Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF MAY 2016.

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
Marcello Diego Martinez, Chair  
San Antonio Planning Commission