

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 6.58 ACRES OF LAND BEING OUT OF NCB 18313, LOCATED IN THE 7400 BLOCK OF TEZEL ROAD.

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Comprehensive Master Plan on September 24, 1998; 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 September 14, 2016 and **APPROVED** the amendment on September 14, 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 Northwest 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 14th DAY OF SEPTEMBER 2016.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Marcello Diego Martinez, Chair
San Antonio Planning Commission