

## RESOLUTION NO.

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE NEAR NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION OF 0.1261 ACRES OUT OF NCB 2773, FROM "URBAN LOW DENSITY RESIDENTIAL," TO "NEIGHBORHOOD COMMERCIAL" ON LOT, 24 BLOCK 78, NCB 2773 LOCATED AT 1303 WEST LULLWOOD AVENUE.**

**WHEREAS**, the Near Northwest Community Plan was adopted in February 2002 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

**WHEREAS**, the Texas Local Government Code Section 211.004 and San Antonio City Code Chapter 35, ("Unified Development Code") Sections 35-105, 35-420 (h), and 35-421 (d) (3) requires consistency between zoning and the Comprehensive Master Plan ; 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**, a public hearing was held on April 28, 2021, after notice and publication, allowing the public the opportunity to give testimony and present written evidence regarding this amendment to the Comprehensive Master Plan ; 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:**

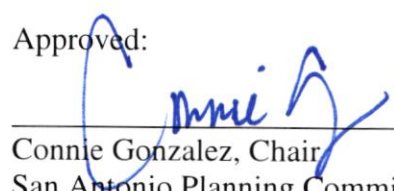
SECTION 1: The amendment to the Near Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation of Approval.

PASSED AND APPROVED ON THIS THIS 28TH DAY OF APRIL 2021.

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
Connie Gonzalez, Chair  
San Antonio Planning Commission