

RESOLUTION NO. 25 02 04

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM "HIGH-DENSITY RESIDENTIAL" TO "COMMUNITY COMMERCIAL" ON LOT 11, NCB 11690 LOCATED AT 3838 AND 3900 WEST AVENUE.

**WHEREAS**, the Greater Dellview Area Community Plan was adopted in September 2005 as a component of the Comprehensive Master Plan adopted May 29, 1997; 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 February 12, 2025, and recommended **Approval** of the proposed amendment on February 12, 2025; and

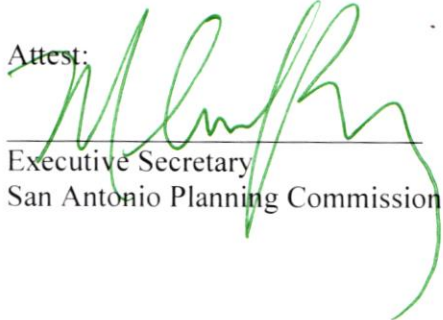
**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans 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 Greater Dellview Area 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 THIS 12TH DAY OF FEBRUARY, 2025.

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
George Peck, Chair  
San Antonio Planning Commission