

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 FROM "URBAN LOW-DENSITY RESIDENTIAL" TO "NEIGHBORHOOD COMMERCIAL" ON LOT 19, BLOCK 37, NCB 8805, LOCATED AT 1837 SANTA MONICA STREET

WHEREAS, the Near Northwest Community Plan was adopted in February 14, 2002 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 March 12, 2025 and recommended **Approval of** the proposed amendment on March 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 Near 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 THIS 12TH DAY OF MARCH 2025.

Attest:

Executive Secretary
San Antonio Planning Commission

Approved:

George Peck, Chair
San Antonio Planning Commission