

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE WEST/SOUTHWEST SECTOR PLAN, KELLY/SOUTH SAN PUEBLO COMMUNITY PLAN AND NOGALITOS/ SOUTH ZARZAMORA COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “CIVIC CENTER” “GENERAL URBAN TIER” “MIXED USE CENTER” “MIXED USE” “LOW DENSITY RESIDENTIAL” TO “SUBURBAN TIER” “REGIONAL CENTER” “REGIONAL COMMERCIAL” ON APPROXIMATELY 815 ACRES OUT OF NCB 8525, 8609, 11186, 13401, 13616, 13617, 17244, 17431, AND 17550, LOCATED AT GENERALLY BOUNDED BY IH-35 TO THE EAST AND SOUTH, PALO ALTO ROAD AND SOMERSET ROAD TO THE WEST AND WEST MAYFIELD BOULEVARD TO THE NORTH.

WHEREAS, the West/Southwest Sector Plan was adopted in April 21, 2011 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Kelly/South San PUEBLO Community Plan was adopted in 2010 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the Nogalitos/ South Zarzamora Community Plan was adopted in 2004 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 May 22, 2024 and recommended **Approval** of the proposed amendment on May 22, 2024; 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 West/Southwest Sector Plan, Kelly/South San PUEBLO Community Plan, and 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 THIS 22nd DAY OF MAY 2024.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Matthew Proffitt, Chair
San Antonio Planning Commission