

## 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 FROM “URBAN LOW DENSITY RESIDENTIAL” TO “COMMUNITY COMMERCIAL” ON LOT 17, LOT 18, AND THE WEST 60 FEET OF THE NORTH 200 FEET OF LOT 19, BLOCK 2, NCB 8417 LOCATED AT 174, 202, AND 206 SHERWOOD DRIVE.**

**WHEREAS**, the Near Northwest Community Plan was adopted in February 14, 2002 and 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 22, 2023 and recommended **Approval** of the proposed amendment on March 22, 2023; 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 22ND DAY OF MARCH.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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Matthew Proffitt, Chair  
San Antonio Planning Commission