

RESOLUTION NO.

22 07 04

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM "LOW DENSITY RESIDENTIAL" TO "COMMUNITY COMMERCIAL" ON THE WEST 127 FEET OF THE EAST 484 FEET OF THE NORTH 135 FEET OF LOT 23, AND THE WEST 50 FEET OF THE EAST 357 FEET OF THE NORTH 135 FEET OF LOT 23, NCB 7899, LOCATED AT 210 HART AVENUE AND 212 HART AVENUE.**

**WHEREAS**, the South Central San Antonio Community Plan was adopted in August 19, 1990 and updated on October 26, 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 July 13, 2022 and recommended **Approval** of the proposed amendment on July 13, 2022; and

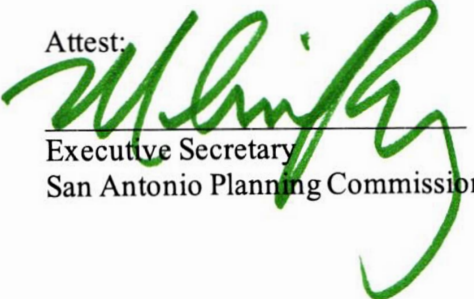
**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans 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 South Central San Antonio 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 13TH DAY OF JULY 2022.

Attest:

  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
Matthew Proffitt, Chair  
San Antonio Planning Commission