

**RESOLUTION NO.**

**RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND  
USE PLAN CONTAINED IN THE HIGHWAY 151 AND LOOP 1604 AREA  
REGIONAL CENTER PLAN, A COMPONENT OF THE  
COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE  
FUTURE LAND USE DESIGNATION FROM “COMMUNITY  
COMMERCIAL” TO “MEDUIM DENSITY RESIDENTIAL” ON 3.253  
ACRES OUT OF NCB 17647 LOCATED AT 2010 WEST LOOP 1604**

**WHEREAS**, the Highway 151 and Loop 1604 Area Regional Center Plan was adopted in April 14, 2022 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 January 11, 2023 and recommended **Approval** of the proposed amendment on January 11, 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 Highway 151 and Loop 1604 Area Regional Center 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 11 DAY OF JANUARY 2023.

Attest:

Approved:

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Executive Secretary  
San Antonio Planning Commission

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Matthew Proffitt, Chair  
San Antonio Planning Commission