



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 57

**Agenda Date:** June 20, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 2, District 3

**SUBJECT:**

Consideration of an ordinance adopting the Eastside Community Area Plan as a component of the City's Comprehensive Master Plan.

**SUMMARY:**

Consideration of an ordinance adopting the Eastside Community Area Plan as a component of the City's Comprehensive Master Plan.

**BACKGROUND INFORMATION:**

The SA Tomorrow Comprehensive Plan is one of three growth-related plans addressing how the City of San Antonio's expected population growth will be balanced with social, economic, and environmental resources. The Comprehensive Plan provides strategic direction for decision making and public investment to prepare our communities for anticipated growth at the citywide level. The major "building blocks" of the Comprehensive Plan include:

- Regional Centers
- Urban Centers
- Corridors
- Neighborhoods

The SA Tomorrow Comprehensive Plan identifies 13 regional centers; 17 community areas encompass the rest of San Antonio. Community areas comprise many of the existing neighborhoods, grouped by geography and common history, challenges, and opportunities. By proactively directing a higher proportion of growth to our regional centers, we aim to limit the impacts of that growth on existing, stable neighborhoods.

The Eastside Community Area Plan works to create a realistic and implementable strategy to address projected growth and leverage change for all our existing and future residents by creating complete neighborhoods and communities that provide a full range of amenities and services, a variety of housing and transportation choices, and opportunities for employment, shopping, education, and recreation. The Eastside Community Area is situated immediately east of the Downtown Area Regional Center. The area encompasses multiple historic neighborhoods, landmarks, and African American community enclaves that figure prominently in San Antonio's history. The Eastside Community Area is exceptionally situated to capitalize on opportunities to enhance transportation choices along the area's gridded street network, continue to build on economic development and quality of life improvements that draw inspiration from and pay respect to the area's history, and empower the area's active community organizations to affect placemaking and the built environment. The main topics covered by the plan include Land Use, Focus Areas, Mobility, Amenities and Public Space, Housing, and Economic Development.

As success of the sub-area plan depends on broad participation from area stakeholders, Planning Department staff worked with a wide range of community members throughout the planning process. These included neighborhood associations, business and property owners, residents, employers, educational and cultural institutions, public and nonprofit organizations, and other City departments.

## **ISSUE:**

A Public Draft of the plan was released to the public for review and comment on February 2, 2022, and public input was gathered through August 27, 2023. The public review period was extended to allow for additional community outreach and engagement because the plan was delayed by the COVID-19 pandemic. An additional community meeting was held, and additional time was spent on preparing the final draft document to reflect input and feedback received from the community. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://eastside.sacompplan.com/>.

The Planning Commission received a briefing on May 8, 2024. The Planning and Community Development Committee of the City Council received a briefing on May 20, 2024. The Planning Commission held a public hearing on May 22, 2024, and voted to forward the document to City Council for approval with staff's recommended edits, which were made available to the public through the Planning Commission agenda website.

If adopted as a component of the City's Comprehensive Master Plan, the Eastside Community Area Plan shall control over any conflict with the Government Hill Neighborhood Plan, the Arena

District/Eastside Community Plan, the Dignowity Hill Neighborhood Plan/Eastside Reinvestment Plan, and the Downtown Neighborhood Plan, where plan areas overlap.

**ALTERNATIVES:**

City Council can choose not to adopt the Eastside Community Area Plan as a component of the City's Comprehensive Master Plan. However, this action would delay implementation of the SA Tomorrow Comprehensive Plan and would require staff to develop a new community area plan for the Eastside Community Area.

**FISCAL IMPACT:**

This ordinance adopts the Eastside Community Area Plan as a component of the City's Comprehensive Master Plan. There is no fiscal impact associated with the adoption of the Eastside Community Area Plan.

**RECOMMENDATION:**

Staff and Planning Commission recommend the Eastside Community Area Plan, with all staff and Planning Commission recommended revisions, be adopted as a component of the City's Comprehensive Master Plan, for an approximate 6.8-square mile area generally bound by East Grayson Street, North New Braunfels Avenue, East Carson Street, Frank Avenue, Hood Street, JBSA-Fort Sam Houston, and Interstate Highway 35 to the north; Railroad Right-of-Way, East Houston Street, and Interstate Highway 10 to the east; Interstate Highway 10 to the south; and Aberdeen Place, the western boundary of New City Blocks 6737, 6818 and 6815, West High Avenue, West Boyer, South Cherry, the southern boundary of New City Block 499, Austin Street, the western and northern boundaries of New City Block 496, and Austin Street to the west.