

AN ORDINANCE

ADOPTING THE EASTSIDE COMMUNITY AREA PLAN 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.

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WHEREAS, the City of San Antonio's SA Tomorrow Comprehensive Plan adopted August 11, 2016, recommends that the City develop Sub-Area Plans to provide a more coordinated, efficient, and effective structure for planning throughout the city; and

WHEREAS, the SA Tomorrow Comprehensive Plan identifies three categories of Sub-Area Plans including Regional Center Plans, Corridor Plans, and Community Plans; and

WHEREAS, the Eastside Community Area planning process was initiated in August 2018, and included 18 Planning Team meetings, five community meetings, and other public engagement activities; and

WHEREAS, the Public Draft of the Eastside Community Area Plan document has been available to the public and to City Officials since February 2, 2022; and

WHEREAS, public comment and feedback received on the Public Draft was documented, reviewed and incorporated, as applicable, into the Administrative Draft document which has been available to the public and to City Officials since April 30, 2024; and

WHEREAS, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Eastside Community Area Plan document and have considered public comments; and

WHEREAS, Chapter 213 of the Texas Local Government Code provides that the Comprehensive Master Plan may consist of a coordinated set of plans organized by subject and geographic area, and may be adopted and amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission has reviewed the Eastside Community Area Plan and found the plan to be consistent with City policies, plans, and regulations, therefore meeting all requirements;

WHEREAS, the San Antonio Planning Commission held a public hearing on May 22, 2024, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the San Antonio Planning Commission recommended adoption of the Eastside Community Area Plan with staff's recommended amendments; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Eastside Community Area Plan is hereby adopted as a component to the City's SA Tomorrow Comprehensive 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.

SECTION 2. 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.

SECTION 3. The Eastside Community Area Plan is attached and incorporated herein as **Attachment I**.

SECTION 4. City Council directs staff to initiate rezoning to implement the Eastside Community Area Plan.

SECTION 5. This ordinance shall take effect on June 30, 2024.

PASSED AND APPROVED on this 20th day of June 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney