



UDC Amendment Request Application for Internal Parties
(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz Organization (if applicable): CoSA Planning Department
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Signature: Bridgett White, Director Date: 1/25/2022
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☒ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling,
grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate
city board or council (CCR, resolution or signature of the chairperson is required)
- ☐ City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☒ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☐ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

35-420 Comprehensive, Neighborhood, Community, Perimeter and Sector Plans - Updating section name to "Comprehensive Planning Program", updating language to reflect the current planning program and updating list of plans and consistency requirements. In compliance with adoption of the SA Tomorrow Comprehensive Plan and update to the Comprehensive Planning Program. See attached amendment text.

Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (*please check appropriate box*):

By how much?

(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

- A. ☒ Will not impact the cost of construction and/or development.
- B. ☐ Will increase the cost of construction and/or development.
- C. ☐ Will decrease the cost of construction and/or development.

Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

Be sure to:

- *Consider and indicate initial and long-term maintenance costs;*
- *Consider city cost (i.e. personnel costs and costs to enforce);*
- *Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.*

This amendment does not change any development regulation.

[illegible]

UDC 2021 Proposed Amendment

Amendment 22-21

Applicant: Planning Department

Amendment Title – ‘Sec. 35-420. - Comprehensive Planning Program, ~~Neighborhood, Community, Perimeter and Sector Plans.~~’

Amendment Language:

STATEMENT OF PURPOSE

The Comprehensive Planning Program is the city's coordinated approach and process for long-range planning. It provides the rationale and goals for the city's long-range development efforts. The new hierarchy of plan types and geographies are intended to provide a more coordinated, efficient, and effective structure for planning at various levels. Existing and future neighborhood scaled planning will be integrated into the planning for regional centers and community planning areas. ~~Neighborhoods are an essential building block of local planning. The master plan provides strong policies encouraging neighborhood participation in the planning and land development process. Neighborhood planning is an important process when it is participatory and inclusive. At the same time, the master plan requires development approval processes to be fair and equitable, and for permitting to be streamlined.~~

- (a) **Applicability.** The provisions of this section govern the hierarchy and development of plans under the Comprehensive Planning Program. ~~neighborhood, community, perimeter, and sector plans. There are four (4) categories of plans that may be adopted pursuant to this section, as set forth in subsections (1) through (4) below.~~ For purposes of this section, a "plan" shall mean and refer to any ~~neighborhood plan, community plan, perimeter plan, sector plan or any~~ plan adopted pursuant to V.T.C.A. Local Government Code ch. 213, unless otherwise indicated.
- (1) **Regional Plans.** Regional Plans are developed in collaboration with partner agencies to guide regional and multi-jurisdictional services and/or infrastructure investments. Not all plans at the Regional Plan level of the Comprehensive Planning Program necessarily address a full regional geography, as many regional planning efforts coordinate interjurisdictional strategies, policies and investments with neighboring cities and counties at a smaller geographic scale. This level includes topics such as perimeter plans, annexation strategy, Joint Land Use Plans, and similar regional scaled efforts. ~~**Neighborhood Plans.** Neighborhood plans may include at least one (1) neighborhood unit. A neighborhood unit may encompass an area which includes residences, businesses, parks, schools, undeveloped land, and other community facilities. Populations should generally range from four thousand (4,000) to ten thousand (10,000) people depending on the geographic area and boundaries. A neighborhood unit usually contains at least one thousand five hundred (1,500) housing units. Neighborhood plans may be incorporated into community plans and shall function as building blocks in the development of community plans.~~
- (2) **Citywide Functional Plans.** Citywide Functional Plans direct specialized components of city planning such as transportation, economic development, housing, natural resources, and sustainability. Examples include the SA Tomorrow Multimodal Transportation Plan, Major Thoroughfare Plan, SA Tomorrow Sustainability Plan, and similar plans. ~~**Community Plans.** Based on the master plan policy for sector planning, the community building and neighborhood planning program includes a citywide system of community areas in order to develop community plans. The objective of dividing the entire city into community areas is to establish a framework for: developing community plans that impact and service all citizens~~

~~of San Antonio; creating a citywide service system that fosters community-based partnerships and civic awareness that improves neighborhoods; and providing a means for articulating community values that is readily available to public and private entities which shape the future development of the community. The proposed community areas shall be identified by the department of planning and community development based on the city's current population, and boundaries based on community association areas, the parks and recreation system plan service areas, creeks, freeways, major arterials, and census tracts.~~

- (3) **Sub-Area Plans.** Sub-area plans provide detailed strategies regarding land use, transportation, infrastructure, and facilities for specific geographies, such as regional centers, corridors, and neighborhood groupings, aligning them with higher level plans and policies. Sub-area plans should integrate and eventually incorporate the neighborhood and community plans developed and adopted under the 2009 Community Planning Program. The planning director shall monitor and evaluate implementation of sub-area plans, and initiate plan updates as necessary.

A. Regional Center Plans. Regional centers are the major activity and employment centers in San Antonio. The SA Tomorrow Comprehensive Plan identified 13 regional centers based on the following parameters:

- 1.5 to 15 square miles in size;
- Currently have or are planned to have a total employment of at least 15,000 jobs;
- Contain significant economic assets and/or major employers; and
- Major city-initiated redevelopment or specific project plans.

B. Corridor Plans. Major transportation corridors are key areas to attract new jobs and households, specifically higher-density development. As VIA Metropolitan Transit and the City of San Antonio provide more frequent and high-capacity transit options, these corridors will increasingly connect employment centers to residential and recreation areas. Many of the city's major arterials will benefit from corridor plans, especially those with existing or planned high frequency transit service. The study areas of a corridor plan should include area within one-quarter (1/4) mile of the arterial, expanding to one-half (1/2) mile around high-frequency transit stops or stations. Prioritization criteria and major components of a Corridor Plan are described by Chapter 17 of the SA Tomorrow Comprehensive Plan.

C. Community Plans. Community plan areas will include all parts of the city not located within a regional center. These plans are intended to provide detailed strategies for land use, transportation, infrastructure and community facilities and amenities. Community plans should generally cover areas including at least two or three large neighborhoods and as many as ten or more smaller neighborhoods. Most will generally include five to eight neighborhoods and areas of five or more square miles. ~~**Perimeter Plans.** Perimeter plans are similar to community plans but may cover land areas that lie within the corporate limits, the city's ETJ and that portion of the county outside of the city's present ETJ. Perimeter plans shall serve as amendments to the city's master plan for those areas lying within the city limits and shall be subject under state law to the zoning ordinances of the City of San Antonio. All other areas covered by the perimeter plan outside of the corporate limits of the city shall be for general guidance for the subdivision of land and implementation of the major thoroughfare plan.~~

- (4) **Specific Plans.** Specific Plans address smaller scale geographies and are focused on implementation. Examples of these types of plans include Airport Plans, Station Area Plans, Area Reinvestment Plans and special purpose places and facilities such as Hemisfair. ~~**Sector Plans.** Sector plans are components of the city's master plan policies, but also provide appropriate guidance for land use, transportation, and public facilities planning in each of the city's sector areas. Sector plans shall serve as amendments to the city's master plan for those areas lying within the city limits and shall be subject under state law to the~~

~~zoning ordinances of the City of San Antonio. All other areas covered by the sector plan outside of the corporate limits of the city shall be for general guidance for the subdivision of land and implementation of the major thoroughfare plan.~~

(b) **Initiation of Sub-Area Plans.**

- (1) **Generally.** The planning process shall be initiated by the director of planning ~~and community development~~ and shall include other city departments ~~and partner agencies, including the office of historic preservation.~~
- (2) **Stakeholder Participation.** The process of developing and adopting a plan shall involve key stakeholders including residents, neighborhood associations, community organizations, non-profits, area institutions, universities, school districts, chambers of commerce, property owners, major employers, and businesses. Stakeholders shall form a planning team to assist with plan development. Plans will undergo continuing city departmental review to clarify and identify any program or policy inconsistencies.
- (3) **Planning Team.** The planning ~~and community development~~ director shall appoint the members of the planning team. ~~The planning team shall execute a memorandum of understanding which outlines each group's responsibilities and a work program which outlines timelines for plan development.~~ The planning team shall include, to the extent practicable, a cross section of the land area to be included in the plan including but not limited to residents (both renters and owners), business persons (both renters and owners), property owners of developed and unimproved properties, and institutional organizations such as school districts and churches. It is recognized that the composition of the planning team shall vary among the neighborhoods according to the land use and development character of each planning area.

(c) **Reserved. Completeness Review. Not applicable.**

- (d) **Decision on Sub-Area Plans.** The department of planning ~~and community development~~ shall forward the plan to the planning commission and city council for adoption as a component of the comprehensive master plan as provided by article IX, section 122 of the City Charter.

- (1) **Type of Hearing.** The public hearing before the planning commission and the city council shall be conducted as a legislative hearing in accordance with subsection 35-404(d), above.
- (2) **Planning Commission.** The planning commission, after public notice in accordance with V.T.C.A. Local Government Code § 219.003 shall hold at least one (1) public hearing on such application and as a result thereof shall transmit its report to the city council. A public hearing shall be conducted, and a recommendation shall be submitted, by the planning commission in accordance with the requirements of V.T.C.A. Local Government Code § 219.003. Following a briefing from the planning ~~and community development~~ director and consideration of public comments, the planning commission shall recommend to the city council approval of the plan, disapproval of the plan, or approval with changes as necessary to comply with subsection (e) of this section. Sub-area-Neighborhood plans not acted on after two (2) hearings before the planning commission shall at the discretion of the director of planning be forwarded to the city council for consideration without a recommendation by the commission.
- (3) **City Council.** The city council shall consider the proposed plan at a legislative hearing (see subsection 35-404(d), above). Following a briefing from the planning ~~and community development~~ director, review of the recommendations of the planning commission, and consideration of public comments, the city council shall approve the plan or disapprove the plan. The city council may overrule a disapproval of the proposed plan by the planning commission.

(e) **Approval Criteria for Sub-Area Plans.**

- (1) **Contents.** All plans shall include the following elements addressing the following topics, at minimum: future land use, infrastructure and amenities, housing and economic development

~~strategies, and mobility, community facilities, and transportation networks.~~ The plan shall contain an existing conditions atlas ~~land use map~~ and a future land use map. ~~The plan shall include cross-references comparing future land use categories to comparable zoning districts established by article III of this chapter.~~ Pursuant to V.T.C.A. Local Government Code § 219.005 (notation on map of comprehensive plan), a map of a plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." The plans shall include goals and recommendations, ~~objectives and policies~~ for each element. The plans shall be consistent with the comprehensive ~~master~~ plan. ~~The plans will suggest time frames, responsible parties, and potential funding sources for implementation of the plan.~~

- (2) **General Criteria.** Before adopting a sub-area ~~neighborhood, community, or perimeter plan~~, the planning commission shall determine that the plan:
 - Identifies goals that are consistent with adopted city policies, plans, and regulations.
 - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
 - ~~Is a definitive statement of the neighborhood or community, as applicable, and is appropriate for consultation and reference as a guide by the city council, departments, and commissions for decision-making processes.~~
- (3) **Planning Process.** The planning commission shall also evaluate the planning process to determine if the following criteria are met:
 - i. ~~—~~ Meetings were open to the public;
 - ii. ~~—~~ Schedules and planning teams were approved by the planning ~~and community development~~ director;
 - iii. ~~—~~ Appropriate departments, boards, and commissions reviewed the plan; and
 - iv. ~~—~~ That proper notification was given to nonresidential property owners and the owners of undeveloped property.
- (4) **Plan Contents.** The planning commission will evaluate the plan's contents to determine if the following criteria are met:
 - The plan contents are consistent with city policies, plans, and regulations;
 - Comments and recommendations from the pertinent city departments have been considered;
 - The elements of the plan will implement the plan's goals and objectives; and
 - Issues raised by the stakeholders which are outside the city's jurisdiction are identified.
- (5) **Interpretation—Materially Similar Uses and Densities.** The director of the planning department shall make a determination if a use not included in the definition of "Comprehensive land use category" in section 35-A101 can reasonably be interpreted to fit into a category where similar uses are described. Interpretations may be ratified by the city council upon recommendation by the planning commission at a regularly scheduled meeting. It is the intent of this article to group similar or compatible land uses into specific land use categories. The director's decision shall be recorded in writing. Should the director of the planning department determine that a materially similar category does not exist, the matter may be referred to the planning commission for consideration for amendment to this chapter to establish a specific listing for the category in question. Unless an appeal is timely filed pursuant to this chapter, a decision of the director of the planning department pursuant to this section is deemed to be valid. If the director's interpretation is denied by city council, then decisions prior to the denial made in reliance on the director's interpretation shall be

deemed to be nonconforming categories or uses. Certain special districts shall require a finding of consistency for specific project requests based on the adopted land use plan.

(f) **Comprehensive, Neighborhood, Community, Perimeter, ~~and Sector,~~ and Sub-Area Plan Amendments.**

- (1) **Applicability.** The provisions of this section apply to any application for a change to the future land use component of adopted plans or for changes to the text of community, neighborhood, perimeter, ~~or sector,~~ or sub-area plans. The comprehensive master plan is the city's long-range approved plan. The neighborhood, community, perimeter, ~~and sector,~~ and sub-area plans are elements of the comprehensive plan. An amendment to the master plan should demonstrate that a substantial public need exists, and the amendatory ordinance must bear a substantial relationship to the public health, safety, morals, or general welfare or protect and preserve historical and cultural places and areas. Each application for a change to the city's ~~long-range~~ long-range plan must follow the city's comprehensive plan and should not redetermine as an original matter the city's master plan policies.
- (2) **Initiation.** Plans are prepared to address future needs of the planning area, existing development patterns, and opportunities for growth. ~~over the next five (5) or more years.~~ As such, physical, market and development conditions will continue to evolve within the planning areas. These variables can result in necessary changes to an adopted plan. All petitions, recommendations, or proposals for changes in the future land use component of adopted plans or changes to the text of the plan shall be filed with the planning commission. Text amendments may be proposed by any person. A proposed amendment may be initiated by:
 - A. The city council by resolution; or
 - B. An application properly signed and filed by the owner or, with the owner's specific written consent, a contract purchaser or owner's agent of a property included within the boundaries of a proposed amendment, unless otherwise provided for by this chapter. ~~3(f)~~ When an amendment is initiated, an application for such amendment shall be submitted to the director. The applicant may file an application for subdivision plat approval concurrent with an application for an amendment.
 - C. The director of ~~planning development services~~ pursuant to an annexation service plan or the director of development services to correct an administrative error in the rezoning or amendment of a tract of land pursuant to this chapter.

- (7) **Amendments.** Any subsequent amendments to future land use or text changes to the community, neighborhood, perimeter, ~~or sector,~~ or sub-area plan plans requires a new application and shall be processed as set forth in subsections (2) through (4) of this section.

(g) **Reserved. ~~Monitoring and Amendments.~~**

- ~~(1) **Urban Indicators and Report.** Urban indicators shall be developed as each neighborhood, community, and perimeter plan is produced. Urban indicators are qualitative or quantitative measures that assess progress towards the goals identified in the plan. A report to measure the success of plan implementation shall be prepared every two (2) years, based on the urban indicators found in each specific plan, by a coordinating group appointed by the planning and community development director consistent with the criteria established in subsection (b)(2), above, in order to implement the plan. The planning and community development director shall distribute the report to the city council and city departments. The report shall not constitute a plan amendment, but shall be considered in updating and amending the plan pursuant to subsection (2), below.~~
- ~~(2) **Amendments Required.** Each plan shall be subject to continuing evaluation and review by the planning and community development director and the planning commission. The planning and community development director shall establish and broadly disseminate to the public a public~~

~~participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered. The plan shall be reviewed by the planning commission at least once every five (5) years and if necessary amended by the city council. If the review is not performed, any property owner in the planning area may file a petition with the director of planning and development services to amend the plan. If the planning and community development director finds that the review has not been performed, he shall initiate the referenced public participation program regarding the proposed amendment and may set a schedule or deadline for the completion of the review. If the plan is not updated pursuant to a petition filed pursuant to this subsection, then subsection (h) shall not apply until such time as the plan is updated.~~

(h) **Scope of Adopted Plan.**

- (1) Adoption as a component of the city's master plan gives neighborhood plans, community plans, ~~and~~ perimeter plans, sector plans, and sub-area plans the legal effect of the master plan ~~(unless and until such plans are repealed or superseded by an amendment or a new plan adopted pursuant to this section as master plan component).~~ For previously adopted plans ~~referenced herein by their title and date of adoption~~ and plans adopted pursuant to this section (all referenced herein by their title, date of adoption, and adopting resolution or ordinance), the recommended comprehensive rezoning of an area and the evaluation of rezoning request for individual parcels shall be consistent with the most recently adopted ~~neighborhood plan, community plan or perimeter~~ plan. The provisions of this subsection shall apply only to neighborhood ~~plans~~, community ~~plans~~, and perimeter, sector, and sub-area plans adopted by the city council as amendments to the city's master plan. Where plan boundaries overlap, the most recently adopted plan's land use element and future land use map shall control. ~~Previously adopted master plan component plans are:~~

A. Plans adopted pursuant to this section as master plan components and control for consistency determinations are:

- Brooks Area Regional Center Plan (May 2, 2019, Ordinance # 2019-05-02-0363)
- Midtown Area Regional Center Plan (June 6, 2019, Ordinance # 2019-06-06-0457)
- Medical Center Area Regional Center Plan (October 3, 2019, Ordinance # 2019-10-03-0814)
- UTSA Area Regional Center Plan (October 3, 2019, Ordinance # 2019-10-13-0815)
- Downtown Area Regional Center Plan (December 5, 2019, Ordinance # 2019-12-05-0998)
- Port San Antonio Area Regional Center Plan (December 2, 2021, Ordinance # 2021-12-02-0923)

B. Previously adopted master plan component plans that may control for consistency determinations until a sub-area plan is adopted pursuant to this section are:

- Downtown Neighborhood Plan (May 13, 1999, Ordinance # 89770), Downtown East Neighborhood Plan Update (December 4, 2008, Ordinance # 2008-12-04-1126), and Downtown West Neighborhood Plan (January 15, 2009, Ordinance # 2009-01-15-0034)
- South Central San Antonio Community Plan (August 19, 1999, Ordinance # 90309) and Update (November 10, 2005, Ordinance # 101664)
- Camelot 1 Neighborhood Plan Update (September 23, 1999, Ordinance # 90553), Update (August 26, 2004, Ordinance # 99619), and Update (February 18, 2010, Ordinance # 2010-02-18-0158)

- [River Road Neighborhood Plan \(August 17, 2000, Ordinance # 92344\) and Update \(March 23, 2006, Ordinance # 2006-03-23-0405\)](#)
- [Oakland Estates Neighborhood Plan \(August 31, 2000, Ordinance # 92440\) and Update \(April 19, 2007, Ordinance # 2007-04-19-0460\)](#)
- [Midtown Neighborhoods Neighborhood Plan \(October 12, 2000, Ordinance # 92700\)](#)
- [IH-10 East Corridor Perimeter Plan \(February 22, 2001, Ordinance # 93493\) and Update \(March 20, 2008, Ordinance # 2008-03-20-0231\)](#)
- [Northeast Inner Loop Neighborhood Plan \(March 22, 2001, Ordinance # 93626\) and Update \(August 7, 2008, Ordinance # 2008-08-07-0677\)](#)
- [Government Hill Neighborhood Plan \(September 20, 2001, Ordinance # 94594\), Update \(October 16, 2008, Ordinance # 2008-10-16-0954\), and Update \(November 4, 2010, Ordinance # 2010-11-04-0970\)](#)
- [Near Northwest Community Plan \(February 14, 2002, Ordinance # 95325\)](#)
- [North Central Community Plan \(February 14, 2002, Ordinance # 95324\)](#)
- [Highlands Community Plan \(April 4, 2002, Ordinance # 95578\)](#)
- [Huebner/ Leon Creeks Community Plan \(August 21, 2003, Ordinance # 98049\) and Update \(August 20, 2009, Ordinance # 2009-08-20-0665\)](#)
- [Arena District/ Eastside Community Plan \(December 4, 2003, Ordinance # 98562\)](#)
- [Nogalitos/ South Zarzamora Community Plan \(September 30, 2004, Ordinance # 99820\) and Update \(June 18, 2009, Ordinance # 2009-06-18-0537\)](#)
- [Greater Dellview Area Community Plan \(September 29, 2005, Ordinance # 101499\)](#)
- [Kelly / South San PUEBLO Community Plan \(February 15, 2007, Ordinance # 2007-02-15-0190\), Update \(June 18, 2009, Ordinance # 2009-06-18-0538\) and Update \(February 18, 2010, Ordinance # 2010-02-18-0153\)](#)
- [Guadalupe/ Westside Community Plan \(May 3, 2007, Ordinance # 2007-05-03-0508\)](#)
- [Stinson Airport Vicinity Land Use Plan \(April 2, 2009, Ordinance # 2009-04-02-0252\)](#)
- [Eastern Triangle Community Plan \(May 21, 2009, Ordinance # 2009-05-21-0436\)](#)
- [Ingram Hills Neighborhood Plan \(May 21, 2009, Ordinance # 2009-05-21-0442\)](#)
- [Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan \(December 3, 2009, Ordinance # 2009-12-03-0991\)](#)
- [San Antonio International Airport Vicinity Land Use Plan \(May 20, 2010, Ordinance # 2010-05-20-0453\)](#)
- [North Sector Plan \(August 5, 2010, Ordinance # 2010-08-05-0672\)](#)
- [Heritage South Sector Plan \(September 16, 2010, Ordinance # 2010-09-16-0811\)](#)
- [West/ Southwest Sector Plan \(April 21, 2011, Ordinance # 2011-04-21-0331\)](#)

- [Northwest Community Plan Update \(June 16, 2011, Ordinance # 2011-06-16-0528\)](#)
- [United Southwest Communities Plan Update \(June 16, 2011, Ordinance # 2011-06-16-0526\)](#)
- [Lone Star Community Plan \(March 21, 2013, Ordinance # 2013-03-21-0214\)](#)

~~A. Camelot 1 Update neighborhood plan (September 23, 1999).~~

~~B. Downtown neighborhood plan (May 13, 1999).~~

~~C. Five Points neighborhood plan (February 3, 2000).~~

~~D. IH 10 East Corridor perimeter plan (February 22, 2001).~~

~~E. Midtown neighborhoods plan (October 12, 2000).~~

~~F. Northwest community plan (September 24, 1998).~~

~~G. Northeast Inner Loop neighborhood plan (March 22, 2001).~~

~~H. Oakland Estates neighborhood plan (August 31, 2000).~~

~~I. River Road neighborhood plan update (August 17, 2000).~~

~~J. South Central San Antonio community plan (August 19, 1999).~~

~~K. Westfort Alliance neighborhood plan (September 25, 1997).~~

- (2) [Some previous plans were adopted as components of the city's master plan and have been partially superseded by the adoption of a more recent plan or update. The most recently adopted plan shall control over any conflict where plan boundaries overlap. The older plan remains in effect for elements not addressed in the more recent plan or update, and ~~In addition to the plans adopted pursuant to this section, the following plans referenced herein by their title and date of adoption~~ may be considered as a guide in evaluating a comprehensive rezoning or a rezoning request \(see subsection 35-421\(e\)\(1\) of this article\) unless and until such plans are repealed or superseded by an amendment or a new plan adopted pursuant to this section. \[Previously adopted plans that no longer require consistency determinations are:\]\(#\)](#)

- [Monte Vista Neighborhood Plan \(July 7, 1988, Resolution # 88-29-35\)](#)
- [Meadow Village Neighborhood Plan \(February 25, 1993, Resolution # 93-09-12\)](#)
- [Tanglewoodridge Neighborhood Plan \(April 28, 1994, Resolution # 94-21-21\)](#)
- [Westfort Alliance Neighborhood Plan \(September 25, 1997, Resolution # 97-40-34\)](#)
- [Lavaca Neighborhood Plan \(September 27, 2001, Ordinance # 94640\)](#)
- [Five Points Neighborhood Plan \(February 3, 2000, Ordinance # 91227\) and Update \(August 6, 2009, Ordinance # 2009-08-06-0621\)](#)
- [Mahncke Park Neighborhood Plan \(September 27, 2001, Ordinance # 94641\)](#)
- [Westfort Alliance Neighborhood Plan \(May 29, 2003, Ordinance # 97713\)](#)
- [HemisFair Park Area Master Plan \(March 25, 2004, Ordinance # 99009\)](#)
- [Highlands Community Plan Update \(December 6, 2007, Ordinance # 2007-12-06-1276\)](#)
- [South Central San Antonio Community Plan Update \(December 6, 2007, Ordinance # 2007-12-06-1276\)](#)
- [Tobin Hill Neighborhood Plan \(February 21, 2008, Ordinance # 2008-02-21-0146\)](#)

- [River North Master Plan \(March 19, 2009, Ordinance # 2009-03-19-0224\)](#)

~~A. Alamo Farmsteads neighborhood plan (December 22, 1994)².~~

~~B. Alamodome neighborhood plan (May 13, 1993).~~

~~C. Jefferson neighborhood plan update (November 20, 1997).~~

~~D. Mahncke Park/Narcissa Place neighborhood plan (August 11, 1983).~~

~~E. Meadow Village neighborhood plan (February 25, 1993).~~

~~F. Monte Vista neighborhood plan (July 7, 1988).~~

~~G. North Shearer Hills neighborhood plan (April 8, 1993).~~

~~H. South Riverbend neighborhood plan (January 21, 1988).~~

~~I. Tanglewoodridge neighborhood plan (April 28, 1994).~~

~~J. Tobin Hill neighborhood plan (September 24, 1987).~~

~~K. Woodlawn Hills/Ingram Hills neighborhood plan (June 4, 1992).~~

²~~The Alamo Farmsteads neighborhood plan shall qualify as a guide for rezoning requests only if the neighborhood files a valid application for a new plan pursuant to this section by the effective date of this chapter.~~

Editor's note—~~Ord. No. 2015-12-17-1077, § 2, adopted Dec. 17, 2015, changed the title of § 35-420 from “Comprehensive, neighborhood, community and perimeter plans” to “Comprehensive, neighborhood, community, perimeter and sector plans.” This historical notation has been preserved for reference purposes.~~
