

RESOLUTION NO.

RECOMMENDING THE BANDERA ROAD CORRIDOR PLAN (PHASE 1) TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN FOR AN AREA LOCATED WITHIN THE CITY OF SAN ANTONIO COUNCIL DISTRICTS 7 AND 8, GENERALLY LOCATED WITHIN ONE MILE OF BANDERA ROAD, BETWEEN THE CITY LIMIT LINE TO THE NORTH AND CALLAGHAN ROAD TO THE SOUTH.

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 Bandera Road Corridor (Phase 1) planning process was initiated in October 2018, and included seven Bandera Road Working Group meetings, four Technical Working Group meetings, two Business Forum Group meetings, four community meetings lead by the City of San Antonio Planning Department, four Texas Department of Transportation public meetings, and numerous other public engagement activities with neighborhoods and other stakeholders; and

WHEREAS, the planning process began with a study area encompassing ¼-mile along either side of Bandera Road between Loop 1604 and Loop 410; and, through the planning process, the boundaries were refined to capture the impact of the corridor network on existing developments and contiguous development patterns located within nodes around existing intersections with key cross streets; and

WHEREAS, the Public Draft of the Bandera Road Corridor Plan (Phase 1) document was made available to the public and to City Officials on July 18, 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 City Officials since October 17, 2022; and

WHEREAS, the Planning Commission has been briefed on the draft Bandera Road Corridor Plan (Phase 1) document and has considered public comments and proposed changes to the draft document; 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 Bandera Road Corridor Plan (Phase 1) and found the plan to be consistent with City policies, plans, and regulations, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 16, 2022 at which the public was given the opportunity to give testimony and present written evidence;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The Bandera Road Corridor Plan (Phase 1) is to be submitted to the City Council with this Commission’s recommendation that it be adopted as a component of the City’s SA Tomorrow Comprehensive Plan.

SECTION 2: The Bandera Road Corridor Plan (Phase 1) shall control over any conflict with the Northwest Community Plan, Huebner/Leon Creeks Community Plan, North Sector Plan, and West/Southwest Sector Plan, where plan areas overlap.

SECTION 3: The draft Bandera Road Corridor Plan (Phase 1) was made available through the Planning Commission online agenda, and is attached as **Exhibit A**.

PASSED AND APPROVED ON THIS 16th DAY OF NOVEMBER 2022.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Matthew Proffitt, Chair
San Antonio Planning Commission