

AN ORDINANCE

ADOPTING THE SOUTHEAST COMMUNITY AREA PLAN AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY FOR A 14.4-SQUARE MILE AREA GENERALLY BOUND BY INTERSTATE HIGHWAY 10, ROLAND AVENUE, RIGSBY AVENUE, AND US HIGHWAY 87 TO THE NORTH; FOSTER ROAD/CITY LIMIT LINE, NEW SULPHUR SPRINGS/CITY LIMIT LINE, AND THE CITY LIMIT LINE TO THE EAST; CASIAS ROAD/CITY LIMIT LINE TO THE SOUTH; AND SOUTH WW WHITE ROAD, SOUTHEAST MILITARY DRIVE, SALADO CREEK, BOB BILLA, POLLYDALE DRIVE, FERRINGTON, PRESTWICK BOULEVARD, EAST SOUTHCROSS BOULEVARD, PECAN VALLEY DRIVE, SOUTHSIDE LIONS PARK, MEADOWLARK AVENUE, HIAWATHA, CLARK AVENUE, FAIR AVENUE, AND INTERSTATE HIGHWAY 37 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 Southeast Community Area planning process was initiated in August 2018, and included 16 Planning Team meetings, four community meetings, and other public engagement activities; and

WHEREAS, the Public Draft of the Southeast 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 October 13, 2022; and

WHEREAS, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Southeast 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 Southeast 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 November 16, 2022 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 Southeast Community Area Plan; **NOW THEREFORE**;

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

SECTION 1. The Southeast Community Area Plan is hereby adopted as a component to the City's SA Tomorrow Comprehensive Plan, for a 14.4-square mile area generally bound by Interstate Highway 10, Roland Avenue, Rigsby Avenue, and US Highway 87 to the north; Foster Road/City Limit Line, New Sulphur Springs/City Limit Line, and the City Limit Line to the east; Casias Road/City Limit Line to the south; and South WW White Road, Southeast Military Drive, Salado Creek, Bob Billa, Pollydale Drive, Ferrington, Prestwick Boulevard, East Southcross Boulevard, Pecan Valley Drive, Southside Lions Park, Meadowlark Avenue, Hiawatha, Clark Avenue, Fair Avenue, and Interstate Highway 37 to the west.

SECTION 2. The Southeast Community Area Plan is adopted as presented.

SECTION 3. The Southeast Community Area Plan shall control over any conflict with the Highlands Community Plan and the Eastern Triangle Community Plan, where plan areas overlap.

SECTION 4. The Southeast Community Area Plan is attached and incorporated herein as **Attachment I**.

SECTION 5. City Council directs staff to initiate rezoning to implement the Southeast Community Area Plan.

SECTION 6. This ordinance shall take effect on December 25, 2022.

PASSED AND APPROVED on this 15th day of December 2022.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney