

**AN ORDINANCE**

**ADOPTING THE BANDERA ROAD CORRIDOR PLAN (PHASE 1) AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY 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.**

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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 Bandera Road Corridor (Phase 1) planning process was initiated in October 2018, and included eleven 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 to City Officials since October 17, 2022; and

**WHEREAS**, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Bandera Road Corridor Plan (Phase 1) 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 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; and

**WHEREAS**, the San Antonio Planning Commission recommended adoption of the Bandera Road Corridor Plan (Phase 1); **NOW THEREFORE**;

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

**SECTION 1.** The Bandera Road Corridor Plan (Phase 1) is hereby adopted as a component to the City's SA Tomorrow Comprehensive 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.

**SECTION 2.** The Bandera Road Corridor Plan (Phase 1) is adopted as presented.

**SECTION 3.** 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 4.** The Bandera Road Corridor Plan (Phase 1) is attached and incorporated herein as **Attachment I**.

**SECTION 5.** City Council directs staff to initiate rezoning to implement the Bandera Road Corridor Plan (Phase 1).

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

**PASSED AND APPROVED** on this 15<sup>th</sup> day of December 2022.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney