



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** June 8, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 10, District 2

**SUBJECT:**

The NE I-35 and Loop 410 Area Regional Center Plan

**SUMMARY:**

Consideration of a resolution recommending the NE I-35 and Loop 410 Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan.

**BACKGROUND INFORMATION:**

The SA Tomorrow Comprehensive Plan is one of three growth-related plans addressing how the City of San Antonio's expected population growth will be balanced with social, economic, and environmental resources. The Comprehensive Plan provides strategic direction for decision making and public investment to prepare our communities for anticipated growth at the citywide level. The major "building blocks" of the Comprehensive Plan include:

- Regional Centers
- Urban Centers

- Corridors
- Neighborhoods

The NE I-35 and Loop 410 Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the NE I-35 and Loop 410 Area Regional Center, one of the thirteen (13) Regional Centers identified in the SA Tomorrow Comprehensive Plan. As a traditional industrial employment center for the City, the area around the northeast interchange of I-35 and Loop 410 has a diverse employment base and a unique mix of anchor businesses, institutions, and entertainment venues. With an existing vibrant transportation and warehousing base, the area is well positioned to capture more of this type of business with the proliferation of e-commerce and its inherent need for efficient delivery networks. In recent years, there has been a coordinated focus on economic development and reinvestment in the NE I-35 and Loop 410 area. The area is beginning to evolve away from its industrial roots, creating new opportunities for economic development that fosters a balanced mix of live, work, and play options, enhancing mobility networks, and growing and protecting the area's outdoor recreational and natural areas. The main topics covered by the Plan include Land Use, Focus Areas, Mobility, Amenities and Public Space, Housing, and Economic Development.

As success of the Sub-Area Plan depends on broad participation from area stakeholders, Planning Department staff worked with a wide range of community members throughout the planning process. These included neighborhood associations and coalitions, business and property owners, residents, employers, educational and cultural institutions, public and nonprofit organizations, and other City departments.

## **ISSUE:**

A Public Draft of the Plan was released to the public for comment on November 5, 2021 and public input was gathered through January 30, 2022. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://nei35.sacompplan.com/>.

The Planning Commission received a briefing on May 25, 2022. The Planning and Community Development Committee of the City Council will receive a briefing on June 28, 2022. The item is tentatively scheduled to be considered by City Council on August 4, 2022.

## **ALTERNATIVES:**

1. Recommend Denial of the proposed resolution recommending the NE I-35 and Loop 410 Area Regional Center Plan to City Council.
2. Make an alternate recommendation.
3. Continue to a future date.

## **RECOMMENDATION:**

Staff recommends approval of a resolution recommending the NE I-35 and Loop 410 Area Regional Center Plan, with all staff recommended revisions, to City Council to become a component of the City's SA Tomorrow Comprehensive Plan.

