



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 52

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 7, District 8

SUBJECT:

Consideration of an ordinance adopting the Bandera Road Corridor Plan (Phase 1) as a component of the City's Comprehensive Master Plan.

SUMMARY:

Consideration of an ordinance adopting the Bandera Road Corridor Plan (Phase 1) as 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 Bandera Road Corridor Plan (Phase 1) is the first corridor plan developed under the guidance of the SA Tomorrow Comprehensive Plan. At the recommendation of City Council, the plan was undertaken at a time that allowed the City of San Antonio to leverage the data and information collected as part of the Texas Department of Transportation (TxDOT) traffic and feasibility study of Bandera Road (known as the SH 16 Bandera Road Feasibility Study). Plan recommendations are built around land use, preferred development patterns, and transportation and neighborhood connectivity, while also addressing the topics of sustainability, equity, and innovation.

The Corridor Plan began with a study area encompassing ¼-mile along either side of Bandera Road between Loop 1604 and Loop 410. Through the planning process, the plan boundaries were refined to capture the impact of the corridor network on existing developments and contiguous development patterns along the Bandera Road Corridor. The Future Land Use Plan primarily focuses on properties fronting Bandera Road, but also captures existing nodes and patterns of development, such as industrial/business parks and large retail centers, along key cross streets.

As success of the Corridor 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, other City departments, the City of Leon Valley, and state representatives and agencies.

ISSUE:

A Public Draft of the Plan was released to the public for comment on July 18, 2022 and public input was gathered through August 31, 2022. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://www.sanantonio.gov/Planning/Bandera-Road-Corridor-Plan>.

The Planning Commission received a briefing on October 26, 2022. The Planning and Community Development Committee of the City Council received a briefing on November 14, 2022 and voted to forward the item to full Council. The Planning Commission held a public hearing on November 16, 2022 and voted unanimously to forward the document to City Council for adoption.

If adopted as a component of the City's Comprehensive Master Plan, the Bandera Road Corridor Plan 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.

ALTERNATIVES:

City Council can choose not to adopt the Bandera Road Corridor Plan as a component of the City's Comprehensive Master Plan. However, this action would delay implementation of the SA Tomorrow Comprehensive Plan.

FISCAL IMPACT:

This ordinance adopts the Bandera Road Corridor Plan (Phase1) as a component of the City's Comprehensive Master Plan. There is no fiscal impact associated with the adoption of the Bandera Road Corridor Plan.

RECOMMENDATION:

Staff and Planning Commission recommend the Bandera Road Corridor Plan (Phase 1) be adopted as 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.