



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 53

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 3, District 2

SUBJECT:

Consideration of an ordinance adopting the Southeast Community Area Plan as a component of the City's Comprehensive Master Plan.

SUMMARY:

Consideration of an ordinance adopting the Southeast Community Area Plan 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 SA Tomorrow Comprehensive Plan identifies 13 Regional Centers; 17 Community Areas encompass the rest of San Antonio. Community Areas comprise many of the existing neighborhoods, grouped by geography and common history, challenges, and opportunities. By proactively directing a higher proportion of growth to our Regional Centers, we aim to limit the impacts of that growth on existing, stable neighborhoods.

The Southeast Community Area Plan works to create a realistic and implementable strategy to address projected growth and leverage change for all our existing and future residents by creating complete neighborhoods and communities that provide a full range of amenities and services, a variety of housing and transportation choices, and opportunities for employment, shopping, education, and recreation. The Southeast Community Area is situated between the Downtown Area and Brooks Area Regional Centers, extending to the southeastern-most city limits. The area includes historic neighborhoods and rural homesteads, a variety of unique small businesses and local restaurants, popular destination parks and trailways, offering many assets and characteristics that make it a desirable place to live, work, and play.

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 February 2, 2022 and public input was gathered through May 5, 2022. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://southeast.sacompplan.com/>.

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 approved forwarding the document to City Council for adoption.

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

ALTERNATIVES:

City Council can choose not to adopt the Southeast Community Area Plan as a component of the City's Comprehensive Master Plan. However, this action would delay implementation of the SA Tomorrow Comprehensive Plan and would require staff to develop a new plan for the Southeast Community Area.

FISCAL IMPACT:

This ordinance adopts the Southeast Community Area Plan as a component of the City's Comprehensive Master Plan. There is no fiscal impact associated with the adoption of the Southeast Community Area Plan.

RECOMMENDATION:

Staff and Planning Commission recommend the Southeast Community Area Plan be adopted as a component of the Comprehensive Master Plan of the City, for an approximate 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.