

AN ORDINANCE

ADOPTING THE NE I-35 AND LOOP 410 AREA REGIONAL CENTER PLAN AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY FOR A 7-SQUARE MILE AREA GENERALLY BOUND BY THOUSAND OAKS (BEGINNING AT THE INTERSECTION WITH WETMORE ROAD AND MOVING CLOCKWISE) INCLUDING PROPERTIES IN BLOCK 51 NCB 17192 AND NCB 15837 WITH FRONTAGE ON THOUSAND OAKS AND PARK CROSSING DRIVE, PARK CROSSING DRIVE, SCARSDALE, CLEAR LAKE DRIVE, UHR LANE, THOUSAND OAKS, CHAPALA WAY, CASA ORO, ENCANTA, LEONHARDT ROAD, AND RAILROAD RIGHT-OF-WAY TO THE NORTH; OLD O'CONNOR ROAD, O'CONNOR ROAD, RANDOLPH BOULEVARD, AND SOUTH WEIDNER ROAD TO THE EAST; THE CITY LIMIT LINE ABUTTING THE CITY OF WINDCREST, WALZEM ROAD, AND AUSTIN HIGHWAY TO THE SOUTH; PERRIN BEITEL, NORTHERN BOUNDARY OF THE PERRIN PARK SUBDIVISION, RAILROAD RIGHT-OF-WAY, THE WESTERN BOUNDARY OF LOT 10 NCB 11964, THE EASTERN BOUNDARY OF LOT 3 BLOCK 1 NCB 16483, THE EASTERN BOUNDARY OF LOT 37 BLOCK 3 NCB 15863, WURZBACH PARKWAY, NACOGDOCHES ROAD, WAYWARD DRIVE, JOHN SPEIER, LAZY OAK DRIVE, ROMPEL DRIVE, DRAINAGE RIGHT-OF-WAY AND CPS EASEMENT, THE SOUTHWESTERN BOUNDARY OF NCB 13753, AND WETMORE ROAD (ENDING AT THE INTERSECTION WITH THOUSAND OAKS) 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 NE I-35 and Loop 410 Area Regional Center planning process was initiated in August 2018, and included fifteen Planning Team meetings, four community meetings, and other public engagement activities; and

WHEREAS, the draft NE I-35 and Loop 410 Area Regional Center Plan document has been available to the public and to City Officials since November 5, 2021; 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 May 6, 2022; and

WHEREAS, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft NE I-35 and Loop 410 Area Regional Center 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 NE I-35 and Loop 410 Area Regional Center 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 June 8, 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 NE I-35 and Loop 410 Area Regional Center Plan; **NOW THEREFORE**;

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

SECTION 1. The NE I-35 and Loop 410 Area Regional Center Plan is hereby adopted as a component to the City’s SA Tomorrow Comprehensive Plan, for a 7-square mile area generally bound by Thousand Oaks (beginning at the intersection with Wetmore Road and moving clockwise) including properties in Block 51 NCB 17192 and NCB 15837 with frontage on Thousand Oaks and Park Crossing Drive, Park Crossing Drive, Scarsdale, Clear Lake Drive, Uhr Lane, Thousand Oaks, Chapala Way, Casa Oro, Encanta, Leonhardt Road, and Railroad Right-of-Way to the north; Old O’Connor Road, O’Connor Road, Randolph Boulevard, and South Weidner Road to the east; the City Limit Line abutting the City of Windcrest, Walzem Road, and Austin Highway to the south; Perrin Beitel, northern boundary of the Perrin Park Subdivision, Railroad Right-of-Way, the western boundary of Lot 10 NCB 11964, the eastern boundary of Lot 3 Block 1 NCB 16483, the eastern boundary of Lot 37 Block 3 NCB 15863, Wurzbach Parkway, Nacogdoches Road, Wayward Drive, John Speier, Lazy Oak Drive, Rompel Drive, Drainage Right-of-Way and CPS Easement, the southwestern boundary of NCB 13753, and Wetmore Road (ending at the intersection with Thousand Oaks) to the west.

SECTION 2. The NE I-35 and Loop 410 Area Regional Center Plan is adopted as presented.

SECTION 3. The NE I-35 and Loop 410 Area Regional Center Plan shall control over any conflict with the North Sector Plan and the San Antonio International Airport Vicinity Land Use Plan, where plan areas overlap.

SECTION 4. The NE I-35 and Loop 410 Area Regional Center Plan is attached and incorporated herein as **Attachment I**.

SECTION 5. City Council directs staff to initiate rezoning to implement the NE I-35 and Loop 410 Area Regional Center Plan.

SECTION 6. This ordinance shall take effect on September 11, 2022.

PASSED AND APPROVED on this 1st day of September 2022.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney