

## AN ORDINANCE

**ADOPTING THE PORT SAN ANTONIO AREA REGIONAL CENTER PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN; FOR A 19-SQUARE MILE AREA GENERALLY BOUND BY US HIGHWAY 90 TO THE NORTH; FRIO CITY ROAD, QUINTANA ROAD, RAILROAD RIGHT-OF-WAY, NEW LAREDO HIGHWAY, FAY AVENUE, LESTER, AND QUINTANA ROAD TO THE EAST; SOUTHWEST MILITARY DRIVE, OLD PEARSALL ROAD, AND NELSON ROAD/CITY LIMIT LINE TO THE SOUTH; AND CITY LIMIT LINE ABUTTING LACKLAND AIR FORCE BASE ANNEX, COVEL ROAD, AND RAY ELLISON BOULEVARD/CITY LIMIT LINE TO THE WEST; SAVE AND EXCEPT LACKLAND AIRFORCE BASE.**

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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 Port San Antonio Area Regional Center planning process was initiated in August 2018, and included thirteen Planning Team meetings, four community meetings, and dozens of other public engagement activities; and

**WHEREAS**, the draft Port San Antonio Area Regional Center Plan document has been available to the public and to City Officials since May 19, 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 August 30, 2021; and

**WHEREAS**, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Port San Antonio Area Regional Center Plan document and have considered public comments and proposed changes to the draft document; 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 Port San Antonio 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 October 13, 2021 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 Port San Antonio Area Regional Center Plan **with staff's amendments**; **NOW THEREFORE**;

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

**SECTION 1.** The Port San Antonio Area Regional Center Plan is hereby adopted as a component to the City's SA Tomorrow Comprehensive Plan, for a 19-square mile area generally bound by US Highway 90 to the north; Frio City Road, Quintana Road, Railroad Right-of-Way, New Laredo Highway, Fay Avenue, Lester, and Quintana Road to the east; Southwest Military Drive, Old Pearsall Road, and Nelson Road/City Limit Line to the south; and City Limit Line abutting Lackland Air Force Base Annex, Covell Road, and Ray Ellison Boulevard/City Limit Line to the west; save and except Lackland Airforce Base.

**SECTION 2.** The Port San Antonio Area Regional Center Plan is adopted as presented.

**SECTION 3.** The Port San Antonio Area Regional Center Plan shall control over any conflict with the West/Southwest Sector Plan, United Southwest Communities Plan, Kelley/South San P.U.E.B.L.O. Community Plan, where plan areas overlap.

**SECTION 4.** The Port San Antonio Area Regional Center Plan is attached as **Attachment I**.

**SECTION 5.** City Council directs staff to initiate rezoning to implement the Port San Antonio Area Regional Center Plan.

**SECTION 6.** This ordinance shall take effect on December 12, 2021.

**PASSED AND APPROVED** on this 2<sup>nd</sup> day of December 2021.

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

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, Interim City Clerk

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Andrew Segovia, City Attorney