



# City of San Antonio

## Agenda Memorandum

**File Number:**

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

**Agenda Date:** December 2, 2021

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 4, District 5

**SUBJECT:**

Consideration of an ordinance adopting the Port San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan.

**SUMMARY:**

Consideration of an ordinance adopting the Port San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan. The Port San Antonio Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the Port San Antonio Area Regional Center, one of 13 Regional Centers identified in the SA Tomorrow Comprehensive 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 Port San Antonio Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the Port San Antonio Area Regional Center, one of the thirteen (13) Regional Centers identified in the SA Tomorrow Comprehensive Plan. The Port San Antonio Area is located between I-35, Loop 410, and US Highway 90, and is anchored by Port San Antonio – the redevelopment of Kelly Air Force Base. The Port San Antonio Area Regional Center is a significant economic driver for the city. Existing major employers provide a strong economic base while Port San Antonio’s foreign trade zone designation and strategic master plan will help attract the City’s targeted industries. 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, 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 May 19, 2021, and public input was gathered through July 18, 2021. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://portsanantonio.sacompplan.com/>.

The Planning Commission received a briefing on September 22, 2021. The Planning Commission held a public hearing on October 13, 2021, and voted unanimously to forward the document to City Council for approval. On October 28, 2021, the Planning Department briefed the Planning and Community Development Committee of City Council on the Port San Antonio Area Regional Center Plan prior to City Council’s consideration on December 2, 2021.

The Port San Antonio Area Regional Center Plan is organized around a “Plan Framework” that includes Land Use, Focus Areas, Mobility, Amenities and Public Space, Housing, and Economic Development. Each plan framework element includes an overview that provides context and findings, as well as recommendations and implementation strategies.

If adopted as a component of the City’s Comprehensive Master Plan, the Port San Antonio Area Regional Center Plan shall control over any conflict with the West/Southwest Sector Plan, United Southwest Communities Plan, and Kelley/South San P.U.E.B.L.O. Community Plan, where plan areas overlap.

## **ALTERNATIVES:**

City Council can choose not to adopt the Port San Antonio Area Regional Center 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 regional center plan for the Port San Antonio Area.

**FISCAL IMPACT:**

This ordinance adopts the Port San Antonio Area Regional Center Plan as a component of the City's Comprehensive Master Plan. There is no fiscal impact associated with the adoption of the Port San Antonio Area Regional Center Plan.

**RECOMMENDATION:**

Staff and Planning Commission recommend the Port San Antonio Area Regional Center Plan, with all staff and Planning Commission recommended revisions, be adopted as 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, Covell Road, and Ray Ellison Boulevard/City Limit Line to the west; save and except Lackland Air Force Base.