



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** 2

**Agenda Date:** March 25, 2022

**In Control:** Planning and Community Development Committee

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 6|District 4

**SUBJECT:**

Briefing on the Highway 151 and Loop 1604 Area Regional Center Plan

**SUMMARY:**

The Planning Department will provide a briefing on the Highway 151 and Loop 1604 Area Regional Center Plan, the seventh SA Tomorrow Sub-Area Plan slated for adoption. The Sub-Area Plans implement 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 Highway 151 and Loop 1604 Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the Highway 151 and Loop 1604 Area Regional Center, one of the thirteen (13) Regional Centers identified in the SA Tomorrow Comprehensive Plan. Located on the western edge of the city, this emerging regional center is one of the fastest-growing areas in San Antonio. It is home to several large employment campuses and entertainment destinations and is booming with residential and economic activity. 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 August 30, 2021 and public input was gathered through November 7, 2021. Comments received were considered for incorporation in the Administrative Draft for the adoption process and was made available on the project website: <https://highway151.sacompplan.com/>.

The Planning Commission received a briefing on February 23, 2022. The Planning Commission held a public hearing on March 9, 2022 and voted unanimously to forward the document to City Council for approval with staff's recommended revisions. The updated Administrative Draft with all staff and Planning Commission recommended revisions is attached to this agenda item.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

#### **ALTERNATIVES:**

This briefing is for informational purposes only.

#### **RECOMMENDATION:**

Staff recommends that the Planning and Community Development Committee forward the Highway 151 and Loop 1604 Area Regional Center Plan, with all staff and Planning Commission recommended revisions, to the City Council for formal adoption.