



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 18

**Agenda Date:** September 1, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Planning Department

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** District 10, District 2

**SUBJECT:**

Consideration of an ordinance adopting the NE I-35 and Loop 410 Area Regional Center Plan as a component of the City's Comprehensive Master Plan.

**SUMMARY:**

Consideration of an ordinance adopting the NE I-35 and Loop 410 Area Regional Center Plan as a component of the City's Comprehensive Master Plan. The NE I-35 and Loop 410 Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the NE I-35 and Loop 410 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 NE I-35 and Loop 410 Area Regional Center Plan aims to create a realistic and implementable strategy to address projected growth in the NE I-35 and Loop 410 Area Regional Center, one of the thirteen (13) Regional Centers identified in the SA Tomorrow Comprehensive Plan. As a traditional industrial employment center for the City, the area around the northeast interchange of I-35 and Loop 410 has a diverse employment base and a unique mix of anchor businesses, institutions, and entertainment venues. With an existing vibrant transportation and warehousing base, the area is well positioned to capture more of this type of business with the proliferation of e-commerce and its inherent need for efficient delivery networks. In recent years, there has been a coordinated focus on economic development and reinvestment in the NE I-35 and Loop 410 Area. The area is beginning to evolve away from its industrial roots, creating new opportunities for economic development that fosters a balanced mix of live, work, and play options, enhancing mobility networks, and growing and protecting the area's outdoor recreational and natural areas. 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 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 November 5, 2021 and public input was gathered through January 30, 2022. Comments received were considered for incorporation in the Administrative Draft for the adoption process, which is currently available online: <https://nei35.sacompplan.com/>.

The Planning Commission received a briefing on May 25, 2022. The Planning Commission held a public hearing on June 8, 2022 and voted unanimously to forward the document to City Council for approval. On August 1, 2022, the Planning Department briefed the Planning and Community Development Council Committee on the NE I-35 and Loop 410 Area Regional Center Plan prior to City Council's consideration on September 1, 2022.

The NE I-35 and Loop 410 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 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.

## **ALTERNATIVES:**

City Council can choose not to adopt the NE I-35 and Loop 410 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 NE I-35 and Loop 410 Area.

#### **FISCAL IMPACT:**

This ordinance adopts the NE I-35 and Loop 410 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 NE I-35 and Loop 410 Area Regional Center Plan.

#### **RECOMMENDATION:**

Staff and Planning Commission recommend the NE I-35 and Loop 410 Area Regional Center Plan be adopted 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.