

## AN ORDINANCE

**ADOPTING THE DOWNTOWN AREA REGIONAL CENTER PLAN AS A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY FOR A 6.4-SQUARE MILE AREA GENERALLY BOUND BY INTERSTATE HIGHWAY 10 AND INTERSTATE HIGHWAY 35 TO THE NORTH; AUSTIN STREET, DUVAL, MILAM, CHERRY, WEST BOYER, WEST HIGH AVENUE, AND ABERDEEN PLACE TO THE EAST; INTERSTATE HIGHWAY 10, SOUTH PRESA STREET, EAST MITCHELL STREET, PARKER, SCHOOL STREET, ROOSEVELT AVENUE, HANSFORD STREET, MISSION ROAD, AND THEO AVENUE TO THE SOUTH; AND INTERSTATE HIGHWAY 35, INTERSTATE HIGHWAY 10, SOUTH FLORES STREET, WEST CEVALLOS, ALAZAN CREEK, SAN MARCOS, WEST MARTIN STREET, AND NORTH COLORADO STREET 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 Downtown Area Regional Center planning process was initiated in June 2017, and included nine Planning Team meetings, three community meetings, and dozens of other public engagement activities; and

**WHEREAS**, the draft Downtown Area Regional Center Plan document has been available to the public and to City Officials since June 14, 2019; 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 29, 2019; and

**WHEREAS**, the Planning and Community Development Committee of City Council and the Planning Commission have been briefed on the draft Downtown 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 Downtown 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 23, 2019 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 Downtown 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 Downtown Area Regional Center Plan is hereby adopted as a component to the City’s SA Tomorrow Comprehensive Plan, for a 6.4-square mile area generally bound by Interstate Highway 10 and Interstate Highway 35 to the north; Austin Street, Duval, Milam, Cherry, West Boyer, West High Avenue, and Aberdeen Place to the east; Interstate Highway 10, South Presa Street, East Mitchell Street, Parker, School Street, Roosevelt Avenue, Hansford Street, Mission Road, and Theo Avenue to the south; and Interstate Highway 35, Interstate Highway 10, South Flores Street, West Cevallos, Alazan Creek, San Marcos, West Martin Street, and North Colorado Street to the west.

**SECTION 2.** The Downtown Area Regional Center Plan is adopted as presented.

**SECTION 3.** The Downtown Area Regional Center Plan shall control over any conflict with the Lone Star Community Plan, Dignowity Hill Neighborhood Plan/Eastside Reinvestment Plan, Downtown Neighborhood Plan including the West Neighborhood Update and the River North Update, Guadalupe Westside Community Plan, South Central Community Plan, Alamodome Neighborhood Plan, Arena District/Eastside Community Plan, and Lavaca Neighborhood Plan, where plan areas overlap.

**SECTION 4.** The Downtown Area Regional Center Plan is attached as **Attachment I**.

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

**SECTION 6.** This ordinance shall take effect on December 15, 2019.

**PASSED AND APPROVED** on this 5<sup>th</sup> day of December, 2019.

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

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney