

**THIS IS A DRAFT ORDINANCE AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR
RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

**ADOPTING THE BROOKS AREA REGIONAL CENTER PLAN AS A
COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE
CITY FOR A 13.4 SQUARE MILE AREA GENERALLY BOUND BY
INTERSTATE HIGHWAY 37, SOUTH NEW BRAUNFELS AVENUE,
EAST SOUTHCROSS BOULEVARD, SOUTH PRESA STREET, AND
SOUTHTON ROAD TO THE WEST; SHANE ROAD AND SOUTH PRESA
STREET TO THE SOUTH; THE CITY LIMIT LINE, SOUTH W.W.
WHITE ROAD, SOUTHEAST MILITARY DRIVE, SALADO CREEK,
AND PECAN VALLEY DRIVE TO THE EAST; AND MEADOWLARK
AVENUE, HIAWATHA, CLARK AVENUE, AND FAIR AVENUE TO THE
NORTH.**

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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 Brooks Area Regional Center planning process was initiated in June 2017, and included nine Planning Team meetings, four community meetings, and more than one hundred other public engagement activities; and

WHEREAS, the draft Brooks Area Regional Center Plan document has been available to the public and to City Officials since December 14, 2018; 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 January 29, 2019; and

WHEREAS, the Comprehensive Plan Committee of City Council and the Planning Commission have been briefed on the draft Brooks 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 Brooks 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 March 27, 2019 at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the San Antonio Planning Commission voted to forward the document to City Council for approval with staff's recommended edits which were made available to the public through the Planning Commission Agenda website; **NOW THEREFORE**;

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

SECTION 1. The Brooks Area Regional Center Plan is hereby adopted, with staff recommended revisions, as a component to the City's SA Tomorrow Comprehensive Plan.

SECTION 2. The Brooks Area Regional Center Plan shall control over any conflict with the Heritage South Sector Plan, the Stinson Airport Vicinity Plan, the Highlands Community Plan, and the South Central San Antonio Community Plan where plan areas overlap.

SECTION 3. The Brooks Area Regional Center Plan is attached as **Attachment I**.

SECTION 4. City Council directs staff to initiate rezoning to implement the Future Land Use Plan within the Brooks Area Regional Center Plan.

SECTION 5. This ordinance shall take effect on May 12, 2019.

PASSED AND APPROVED on this 2nd day of May, 2019.

ATTEST:

Leticia M. Vacek, City Clerk

M A Y O R
Ron Nirenberg

APPROVED AS TO FORM:

Andrew Segovia, City Attorney