



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

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2015 MAR 25 PM 4: 36

**TO:** Mayor & City Council

**FROM:** City Council Member Ron Nirenberg

**COPIES TO:** Sheryl Sculley, City Manager; Erik Walsh, Deputy City Manager; Leticia Vacek, City Clerk; Rod Sanchez, Director of Development Services; Martha Sepeda, Interim City Attorney; Christopher Callanen, Assistant to the City Council

**SUBJECT:** Analysis and Update of the IH-10 Gateway Corridor Overlay District

**DATE:** March 18, 2015

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request that the Development Services Department:

1. Examine the Hill Country Gateway Corridor Overlay Zoning District (GC-1) in its entirety for appropriateness of gateway design characteristics;
2. Review the Corridor node surrounding the intersection of IH-10 and 1604; and,
3. Submit necessary amendments to the official zoning map or Unified Development Code for City Council consideration.

Brief Background

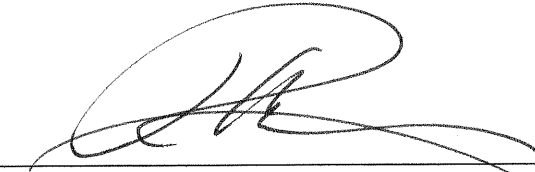
The “GC-1” (Hill Country Gateway Corridor Overlay District) was adopted by City Council in 2003 as the first gateway corridor overlay district. It extends 1,000 feet on either side of the IH-10 right-of-way line, from UTSA Boulevard north to the current city limits near Boerne Stage Road. It includes standards for development in addition to those required of the applicable base zoning districts. The standards include such requirements as building setback criteria, fence design regulations, special landscaping and buffers, acceptable building materials, and rules for signage. Standards in gateway corridors were drafted to protect both developed and undeveloped areas in view of vehicular travelers from visual blight. Their purposes were to create more attractive, cohesive and safe environments; create favorable impressions of San Antonio; preserve, protect and enhance areas of high tourist and visitor visibility; reduce visual chaos and limit distractions along roadways; stabilize and strengthen property values; and protect capital infrastructure investments.

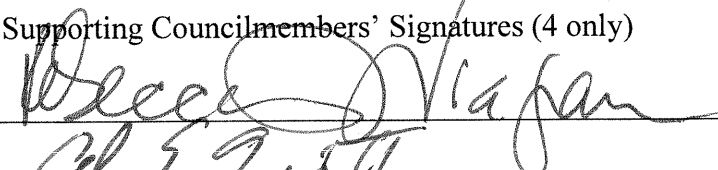
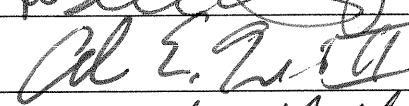
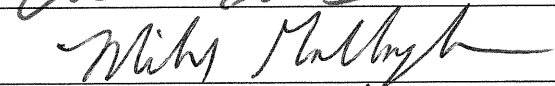

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IH-10 Gateway Corridor Overlay District  
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Since adoption of the GC-1 Overlay in 2003, rapid growth and development has transformed the IH-10 corridor, especially south of Old Camp Bullis Road. The node surrounding the intersection of 1604 and IH-10 has become a focal point of this intense growth. The City should examine the current rules for development in this overlay to ensure they remain consistent with City goals and policies, desired development patterns, and changes that have been approved to base zoning districts and the North Sector Plan since adoption of the overlay.

Submitted for Council consideration  
by:

  
\_\_\_\_\_  
Council Member Ron Nirenberg

	Supporting Councilmembers' Signatures (4 only)	District No.
1.		3
2.		2
3.		10
4.		9