

AN ORDINANCE 2015-06-18-0603

AN ORDINANCE AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY AMENDING THE ADOPTED CORRIDOR PLAN FOR THE HILL COUNTRY GATEWAY CORRIDOR 1 (GC-1) AND DIRECTING THE DEVELOPMENT SERVICES DEPARTMENT TO INITIATE A REZONING OF CERTAIN PROPERTIES WITHIN THE "GC-1" DISTRICT.

* * * * *

WHEREAS, the "GC-1" Hill Country Gateway Corridor was first established in 2003 by Ordinance 97656; and

WHEREAS, development within the vicinity of the corridor, specifically within the area near the intersection of Interstate Highway 10 and Loop 1604, has increased significantly; and

WHEREAS, a public hearing was held by the Zoning Commission regarding this amendment to the Hill Country Gateway Corridor "GC-1" at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment; and

WHEREAS, City Council now desires to amend the City Code of the City of San Antonio, Texas; **NOW THEREFORE**,

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

SECTION 1. The Corridor Standards for the Hill Country Gateway Corridor "GC-1" are amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance as **Attachment "A"** made a part hereof and incorporated herein for all purposes.

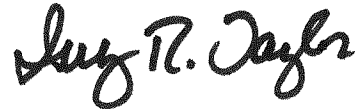
SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Development Services Department is directed to initiate a rezoning within the "GC-1" zoning overlay district for application to certain properties within the GC-1 node and to remove properties from the "GC-1" overlay which are south of the "GC-1" node. All fees for the rezoning shall be waived.

SECTION 4. The City Clerk is directed to publish notice of this Ordinance in accordance with Section 17 of the Charter of the City of San Antonio.

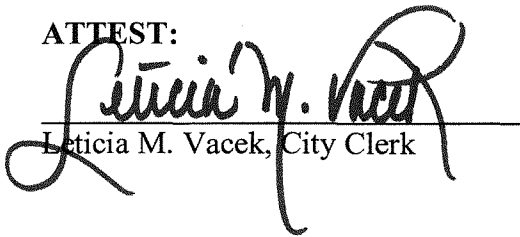
SECTION 5. This ordinance shall become effective immediately if passed by eight or more votes otherwise this ordinance shall become effective ten days after passage.

PASSED AND APPROVED this 18th day of June, 2015.




M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for
Martha G. Sepeda, Acting City Attorney

Agenda Item:	71
Date:	06/18/2015
Time:	02:10:44 PM
Vote Type:	Motion to Approve
Description:	An ordinance amending the Unified Development Code related to the design criteria in the "GC-1" Hill Country Gateway Corridor Overlay Zoning District and directing the Development Services Department to initiate a rezoning for certain properties within the "GC-1" Hill Country Gateway Corridor Overlay Zoning District.
Result:	Passed

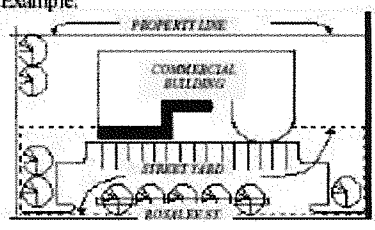

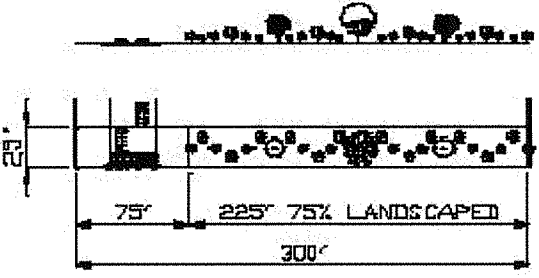
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

Hill Country Gateway Corridor District Plan Site Development Standards

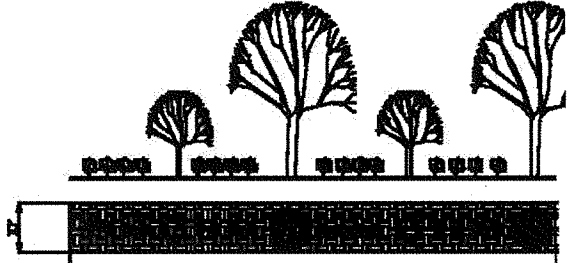
Standard:	Requirement:	Illustration:
Front and side yard setbacks	Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the IH-10 West right of way line as it exists at the effective date of this ordinance. The minimum front building setback along IH-10 shall be sixty (60) feet as measured from the outer IH-10 right of way line. Setbacks other than those along IH-10 shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.	
Fences and Walls	<p>Fences and walls within ninety (90) feet of the IH-10 right of way shall be one of the following styles:</p> <ul style="list-style-type: none"> A. Wooden split rail (<i>Riegelfens</i>) B. Wooden mortised rail C. Wood picket and wire D. Ornamental wood picket (jigsaw) E. Rock, stone or stucco fence F. Brick G. Ornamental metal for use in entrances/gateways H. Other appropriate materials approved by the Board of Adjustment. <p>The primary materials of solid screen fencing and wall are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors, or as defined in this plan. For properties which require the front natural buffer, fences and walls shall be located behind the front natural buffer.</p>	

Attachment A


Hill Country Gateway Corridor District Plan Site Development Standards

Standard:	Requirement:	Illustration:								
Landscaping	In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. [note: Tree preservation = 2 to 40 points; Parking lot screening = 25 points; Parking lot shading = 20 to 35 points; Street trees = 25 points; Understory preservation 15 to 30 points – point awarding specified in §35-511]	<p>Example:</p>  <p>Example: Tabulation of Points</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Electives</th> <th>Points</th> </tr> </thead> <tbody> <tr> <td>Street trees</td> <td>25 pts.</td> </tr> <tr> <td>Screening of surface parking</td> <td>25 pts.</td> </tr> <tr> <td>Parking lot shading</td> <td>20 pts.</td> </tr> </tbody> </table>	Electives	Points	Street trees	25 pts.	Screening of surface parking	25 pts.	Parking lot shading	20 pts.
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Parking Lot Screening	All parking areas within ninety (90) feet of the outer IH-10 right-of-way line shall be screened to a minimum height of four (4) feet with earthen berms and/or dense landscaping. This screening shall count as twenty-five (25) points toward the landscaping required.									
Front natural buffers	Along IH-10, at least seventy-five percent (75%) of the first twenty-five (25) feet of the property must be landscaped with native plant material and native trees. At least seventy-five percent (75%) of trees six inch (6") DBH or greater must be preserved within the first twenty-five (25) feet of the property. Detention and sedimentation filtration areas may be located within the front natural buffer, however, they must be fully screened from public view unless used as a landscape feature. Native understory and tree preservation within the front natural buffer shall count toward the minimum landscaping required above.									

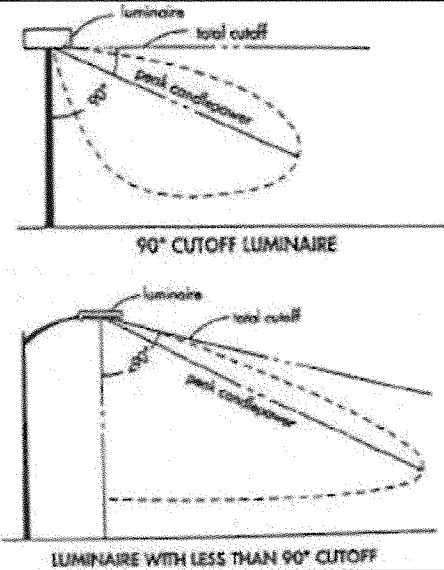
**Hill Country Gateway Corridor District Plan
Site Development Standards**

Standard:	Requirement:	Illustration:
<p>Buffers (Rear)</p>	<p>Rear buffer yards shall be required in accordance with §35-510, however, a minimum ten (10) foot buffer yard shall be provided at the rear property line of adjoining uses for which a Type A, B or C Buffer is required in addition to any requirement to fence the property.</p>	
<p>Building Materials - Permitted</p>	<p>The following material lists may be chosen to apply to the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from IH-10. To the greatest extent feasible, building materials shall be used that are compatible with the existing properties located in a corridor district or to portray a corridor theme.</p> <ul style="list-style-type: none"> a. Masonry consisting of stone, brick, glass block, or decorative concrete panel. b. Glass curtain wall consisting of seventy percent (70%) or less glass or combination of glass, metal, or other material in a metal framework. c. Brick or brick veneer. d. Stucco or concrete masonry unit. e. Cement fiber board. f. Other appropriate materials approved by the Board of Adjustment. <p>Brick, brick veneer, stone, concrete masonry, cementitious stucco may only be painted in earth tone colors, or as defined in this plan. Concrete finish must be profiled, sculptured, fluted, exposed aggregate or other architectural concrete finish.</p>	

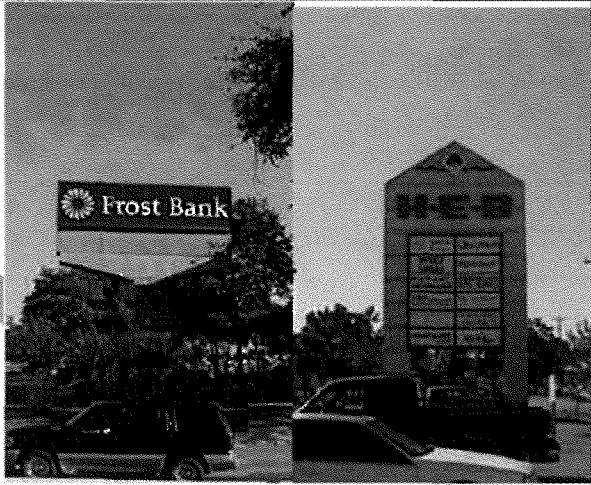

**Hill Country Gateway Corridor District Plan
Site Development Standards**

Standard:	Requirement:	Illustration:
<p>Building Materials - Prohibited</p>	<p>The following provisions apply to the primary wall finish of the principal building and accessory buildings visible from IH-10. For the purposes of this subsection the primary wall finish shall refer to the treatment applied to twenty-five percent (25%) or more of a building elevation.</p> <ul style="list-style-type: none"> a. Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels. <u>This prohibition does not include fiber cement siding (i.e. Hardie Plank).</u> b. Corrugated, ribbed, galvanized, aluminum coated, zincaluminum coated or unpainted exterior metal finished. This prohibition does not include metals used on roofs, awnings or canopies. c. Unfired or underfired clay, sand, or shale brick. d. Unfinished concrete masonry units (i.e. cinderblock). e. Smooth or untextured concrete finishes. f. Mirrored glass with a reflectance of greater than twenty percent (20%). 	
<p>Trash receptacles, utility boxes</p>	<p>In order to minimize the visual impact of unsightly objects or uses, elements such as outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be completely screened from public view at ground level at a minimum height of six (6) feet. Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden gates, evergreen plant materials with irrigation, or landscaped earthen berm. Walls are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors, <u>or as defined in this plan.</u></p>	

**Hill Country Gateway Corridor District Plan
Site Development Standards**

Standard:	Requirement:	Illustration:
<p>Utilities</p>	<p>On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines.</p>	
<p>Lighting</p>	<p>a. Exterior lighting fixtures for entrances, parking lots or walkways shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety degrees (90°). Any structural part of the fixture providing this cut-off angle shall be permanently affixed.</p> <p>b. Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way.</p> <p><i>(Both types illustrated are acceptable)</i></p>	 <p style="text-align: center;">90° CUTOFF LUMINAIRE</p> <p style="text-align: center;">LUMINAIRE WITH LESS THAN 90° CUTOFF</p>

**Hill Country Gateway Corridor District Plan
Site Development Standards**

Standard:	Requirement:	Illustration:
<p>On-premises Signage</p>	<p>Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.</p> <p><u>Digital signs shall be prohibited.</u></p>	
<p>Off-premises Signage</p>	<p>Off premises advertising signs and billboards are prohibited.</p>	
<p>Wall signs</p>	<p>Maximum allowable sign area, as a percentage of the area of each building elevation: 15% cabinet sign; painted or flat sign 20% channel letters raised or incised</p>	

Hill Country Gateway Corridor District Plan Site Development Standards

Definitions

Earth Tone Colors – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors.

Native plants and trees – those species listed in Appendix E of the Unified Development Code.

Understory – assemblages of natural low level woody, herbaceous and ground cover species.

Gateway Corridor Major Highway Node

It is recognized that different and unique development patterns are found around the intersections of limited access highways due to the unique form and nature of the intersection structure, as well as the high volume of intra-city traffic associated with the intersections. Areas around the intersections of such highways lend themselves to major venues for retail and office uses, and as such, flexibility of design must be taken into account. Two limited access highways exist within the “GC-1” Hill Country Gateway Corridor – IH-10 and Loop 1604.

In order to provide design flexibility and facilitate quality retail, service and office growth, properties or portions of properties within the “GC-1” district which lie within ½ mile from the intersection of the center line of IH-10 and Loop 1604 shall be considered a major intersection node for the purposes of the “GC-1” Hill Country Gateway Corridor overlay district. All of the requirements of the “GC-1” Hill Country Gateway Corridor District Plan shall be in effect within this major intersection node, with the exception of the following provisions:

1. Colors other than earth tone colors, as otherwise defined in this plan, for walls and architectural features, may be utilized, provided that no more than forty percent (40%) of a building’s total exterior wall surface, or fence in colors other than earth tone colors.
2. Permitted building materials may also include:
 - a. Glass curtain walls, including mirrored glass with a reflectance greater than twenty percent (20%), consisting of a combination of glass, metal, or other material in a metal framework.
 - b. Decorative Metal Panel Accent Walls.