



City of San Antonio

Agenda Memorandum

File Number: 15-3414

Agenda Item Number: 71.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick Sanchez, AICP, CBO

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

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.

SUMMARY:

The proposed ordinance is an amendment to the Unified Development Code’s “GC-1” Hill Country Gateway Corridor which makes minor modifications to the corridor for clarity and also creates a major highway node to modify certain requirements in the vicinity of the intersection of IH-10 and Loop 1604. The ordinance also directs the Development Services Department to initiate a rezoning on certain properties within the overlay district.

BACKGROUND INFORMATION:

San Antonio’s Unified Development Code (UDC) includes the requirements and standards for all zoning districts and overlays. In 2003, City Council adopted a gateway corridor overlay district with design criteria for development along either side of IH-10, from UTSA Boulevard northwest to the city limits. Councilmember Ron Nirenberg requested that the Development Services Department analyze the requirements of this overlay and identify any needed updates since its adoption 12 years ago, to include revisions for clarity and establishment of a node. The Development Services Department presented the amendments to the Zoning Commission on May 19, 2015, and to the Infrastructure and Growth Committee on May 20, 2015.

ISSUE:

The “GC-1” Hill Country Gateway Corridor Overlay District was adopted as the first gateway corridor overlay in San Antonio. It includes standards for development in addition to those required of the applicable base zoning districts. The standards include such requirements as building setbacks, fence design regulations, special landscaping and buffers, acceptable building materials, and rules for signage. These standards are intended to

create a more attractive gateway into the city, to protect property values and investments, and to preserve areas of high visitor visibility.

Since adoption in 2003, rapid growth and development has transformed the IH-10 corridor, and have created a high demand for Class “A” office space in the area around the intersection of IH-10 and Loop 1604, and the node surrounding that intersection has become a focal point of this intense growth. The current rules in this overlay were examined, as per Councilmember Nirenberg’s direction, 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. As a result of the analysis, the Development Services Department has suggested modification to the district regulations.

The modifications were presented to the Zoning Commission on May 19, 2015, for review and public hearing. No citizens appeared before the Zoning Commission to speak about the proposed changes. The Zoning Commission voted 8-0 to recommend staff’s changes to the district regulations, as well as the following additional changes:

1. Consideration for additional restrictions for the corridor north of the node, specifically including a ban on digital signs.
2. Consideration whether the corridor should continue south of the node to UTSA Boulevard.
3. Clarification on colors for the node, by omitting or expanding on the wording of specifications on the colors.

Additionally, the modifications and Zoning Commission’s recommendation was presented to the Infrastructure and Growth Committee on May 20, 2015, for review. The Committee voted to send the changes to the full Council.

Staff’s proposed changes have been modified to reflect the Zoning Commission’s recommendations. The proposed ordinance also includes a section directing the Development Services Department to proceed with a rezoning to establish the “GC-1 Node”, as well as to delete properties south of the node from the “GC-1” Gateway Corridor Overlay District.

ALTERNATIVES:

To not pass the ordinance and leave the overlay district standards as they are currently written.

FISCAL IMPACT:

There is no fiscal impact to the City’s General Fund or the Development Services Department’s Enterprise Fund to implement the proposed changes.

RECOMMENDATION:

Staff recommends approval of the proposed changes to district regulations, as well as direction from the Council to initiate the necessary rezoning.