



City of San Antonio

Agenda Memorandum

File Number:15-2596

Agenda Item Number: 10.

Agenda Date: 4/15/2015

In Control: Governance Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick Sanchez, AICP, CBO

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Analysis and update of the IH-10 Hill Country Gateway Corridor Overlay District

SUMMARY:

Analysis of and potential amendments to the Unified Development Code related to the design criteria in the IH-10 Hill Country Gateway Corridor Overlay Zoning 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 North, from UTSA Boulevard northwest to the city limits. Councilmember Ron Nirenberg is requesting that the Development Services Department analyze the requirements of this overlay and identify any needed updates since its adoption 12 years ago.

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 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, especially south of Old Camp Bullis Road. The node surrounding the intersection of Loop 1604 and IH-10 has become a focal point of this intense growth. The current rules in this overlay should be examined 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.

ALTERNATIVES:

To not proceed with the analysis 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 analyze and potentially bring forward UDC amendments, other than staff time and work program assignment.

RECOMMENDATION:

Staff recommends Governance Committee's endorsement to proceed with the following items:

1. Examine the Hill Country Gateway Corridor Overlay District in its entirety for appropriateness of gateway design characteristics;
2. Review the Corridor node surrounding the intersection of IH-10 and Loop 1604; and
3. Submit necessary amendments to the official zoning map or the UDC for
 - a. Zoning Commission recommendation,
 - b. Infrastructure & Growth Committee recommendation, and
 - c.
4. City Council for final action.