



City of San Antonio

Agenda Memorandum

File Number:15-2930

Agenda Item Number: 4.

Agenda Date: 5/20/2015

In Control: Infrastructure and Growth Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick Sanchez, AICP, CBO

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

A briefing on an ordinance in response to a request from District 8 Councilmember Ron Nirenberg for an analysis and update of the IH-10 Hill Country Gateway Corridor Overlay 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 to create a major highway node to modify certain requirements in the vicinity of the intersection of IH-10 and Loop 1604.

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 requested the Development Services Department analyze the requirements of this overlay and identify any needed updates since its adoption 12 years ago. The proposed amendments are a result of that direction.

The department brought their recommendations to the Governance Committee on April 15, which recommended the item be sent to the Infrastructure and Growth Committee for further discussion.

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 proposed ordinance is intended to make needed changes to the corridor in order to facilitate growth and further development which is more congruent with the type of development that has been seen in the vicinity of the node, but outside of the corridor district boundaries. The proposed ordinance will, if passed:

1. Clarify the method by which the Board of Adjustment can approve alternative building materials;
2. More clearly define earth tone and primary colors;
3. Create a Major Highway Node within which some coloring and building material restrictions would be relieved, and where glass curtain and decorative metal panel accent walls would be allowed.

ALTERNATIVES:

To not proceed with the proposed amendments 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.

RECOMMENDATION:

Staff recommends Infrastructure and Growth Committee’s endorsement to proceed with the proposed ordinance adoption through the zoning commission on May 19 and full city council adoption process in June 2015.