

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL CORRESPONDENCE  
PLANNING DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Emil R. Moncivais, AICP, AIA, Director, Planning Department

**THROUGH:** Terry M. Brechtel, City Manager

**COPY:** Jelynn LeBlanc Burley, Assistant City Manager, Florencio Pena, File

**SUBJECT:** Resolution to Initiate the IH-10 West Corridor Project

**DATE:** December 19, 2002

**SUMMARY AND RECOMMENDATIONS**

The proposed resolution authorizes the Planning Department to initiate the process of recommending to the City Council a Corridor District along IH-10 West in City Council District 8. All property owners within the proposed corridor district and adjacent areas will be afforded an opportunity to participate in drafting the proposed regulations through public hearings and meetings, including at least one hearing before the City's Zoning Commission. Staff recommends approval of the resolution.

**BACKGROUND INFORMATION**

An Urban Corridor District was established by the City Council along IH-10 West from Wurzbach Road to Boerne Stage Road on March 11, 1993 (Ord. No. 77579). The 1997 *Master Plan* called for the City to "review and strengthen the urban corridor regulations" (*Master Plan Policies*, page 24). During 1999 and 2000, the Planning Department studied the area north of Loop 1604 in the *IH-10 West Corridor Perimeter Plan*. Recognizing the existence of valid Preliminary Overall Development Plans (POADPs) and recorded plats, staff predicted a rapid expansion of residential and commercial development in this corridor. In a public meeting held on January 8, 2000 to review the proposed Perimeter Plan, staff received comments from the public about the need to limit signage, protect open space, and increase tree preservation within the corridor.

To allow corridors throughout the City the flexibility to tailor development and sign standards to the theme of that area, the Planning Department developed a corridor district enabling ordinance which will be considered by the City Council on December 19, 2002. This ordinance will amend the Unified Development Code by adding a new section 35-339.01, Corridor Districts, which establishes overlay zoning districts for gateway, metropolitan, and preservation corridors. Following City Council action on the enabling ordinance, adoption of this resolution to initiate the IH-10 West Corridor Project would enable staff to begin the necessary studies to develop a proposal for the Corridor, as per the initiation procedures set forth in the proposed enabling ordinance.

**POLICY ANALYSIS**

The purpose of Corridor Districts is to promote attractive and cohesive developments along the city's major thoroughfares in a way that protects the City's cultural, natural, and economic fabric. As a

management tool for new growth, the overlays can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the city. Corridor Districts are both consistent with and encouraged through the mandates and policy statements of the CRAG initiative and the 1997 *Master Plan Policies*.

For the IH-10 West Corridor, the Planning Department staff will develop a unique set of development standards, which may include building materials, site layout, and signage based on the elements identified and supported by the residents and business and property owners within the district. These standards will be applied through a development review process to new construction projects within the boundaries of the established district. This designation process is consistent with the standards set in Section 35-339.01 of the Unified Development Code.

### **FISCAL IMPACT**

This project will serve as a pilot project for the Corridor Districts program. Staff has determined that existing resources can administer one corridor district thus there is no financial commitment at this time.

### **COORDINATION**

Review of the resolution has been coordinated with the City Council District 8 office. The recommendation of IH-10 West as a pilot project for the corridor districts program was announced throughout the process of writing the enabling ordinance for corridor districts which included input from City Departments, real estate stakeholders and the general public.

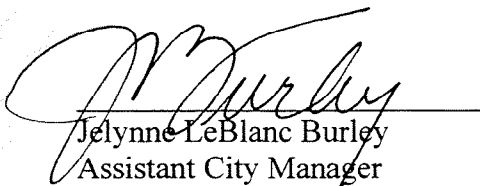
### **SUPPLEMENTARY COMMENTS**

None.

### **SIGNATURES**

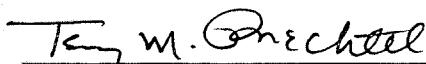


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Approved:



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