

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: Resolution to Initiate Highway 151 Corridor Overlay Zoning

DATE: November 18, 2004

SUMMARY AND RECOMMENDATIONS

The proposed resolution authorizes the Planning Department to initiate the process of recommending to the City Council a Corridor Overlay District along Highway 151 located in City Council District 6. 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

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 approved by the City Council on December 19, 2002. This ordinance amended 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. To date, City Council has adopted two corridor districts, the Hill Country Gateway Corridor District (IH-10) and the Northeast Gateway Corridor District (IH-35). Adoption of this resolution will begin the process for the third Corridor Overlay District in the City.

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 Highway 151 Corridor, the Planning Department staff will work with the Council Office and Planning Team to develop standards, which may include building materials, site layout, and

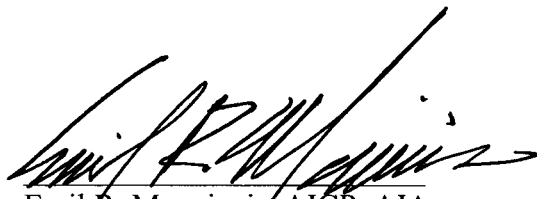
signage within the district. These standards will be applied through the existing building plan review process to new construction projects within the boundaries of the established district. This designation process is consistent with the standards set in Section 35-339.01 of the Unified Development Code.

FISCAL IMPACT

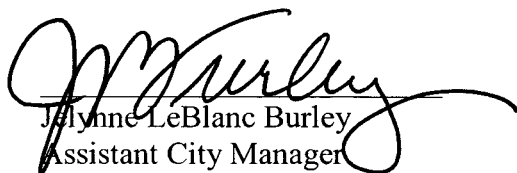
This project will serve as the third project for the Corridor Districts program. Staff has determined that existing resources can administer one corridor district. Staff will utilize existing staff to begin the third Corridor District project and reprioritize current projects and programs. Administration, including the review of permits within the adopted Corridor District to determine compliance, and enforcement of the adopted Corridor District may require additional resources which will be evaluated during the adoption process.

COORDINATION

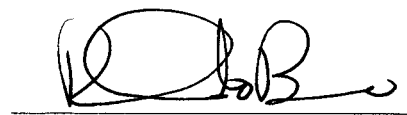
This item has been coordinated with the City Manager's Office, the City Attorney's Office, the Development Services Department and City Council District 6. The proposed resolution was also presented to the City Council's Urban Affairs Committee on November 8, 2004.



Emil R. Moncivais, AICP, AIA
Director, Planning Department



Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

A RESOLUTION

AUTHORIZING THE PLANNING DIRECTOR TO UNDERTAKE LAND USE AND OTHER BACKGROUND STUDIES NECESSARY TO RECOMMEND TO THE CITY COUNCIL A CORRIDOR DISTRICT ALONG STATE HIGHWAY 151 FROM U.S. HIGHWAY 90 TO LOOP 1604 IN CITY COUNCIL DISTRICT 6 PURSUANT TO SECTION 35-339.01, CHAPTER 35, UNIFIED DEVELOPMENT CODE OF THE CITY CODE OF SAN ANTONIO, TEXAS.

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WHEREAS, State Highway 151 has been designated a Scenic Corridor by Chapter 28 of the City Code; and

WHEREAS, State Highway 151 is an amenity and asset of great value to the City, its inhabitants, businesses, visitors, and economy; and

WHEREAS, the area around State Highway 151 is rapidly developing; and

WHEREAS, on December 19, 2002 the City Council amended 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; **NOW THEREFORE**,

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

SECTION 1. The Planning Director is hereby authorized to undertake land use and other background studies necessary to recommend to the City Council a Corridor District along State Highway 151 from U.S. Highway 90 to Loop 1604 in City Council District 6.

SECTION 2. The Planning Director is hereby authorized to undertake such actions prior to corridor district studies previously requested by the City Council.

SECTION 3. This resolution shall take effect on the 28th day of November 2004.

PASSED AND APPROVED this 18th day of November 2004.

M A Y O R

ATTEST: _____
City Clerk

APPROVED AS TO FORM:


City Attorney