

## ZONING CASE: Z2005-065

City Council District NO. 6  
Requested Zoning Change  
To "GC-2"

Date: April 28, 2005

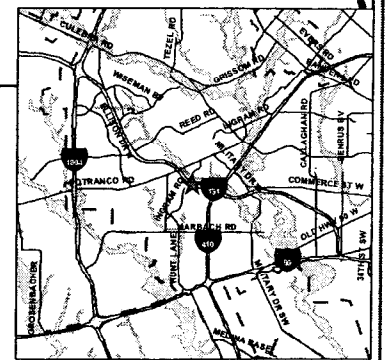
Scale: 1" = 1200'

■ Subject Property

○ 200' Notification



C:\Apr\_5\_2005



# CASE NO: Z2005065

## Staff and Zoning Commission Recommendation - City Council

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**Date:** April 28, 2005

**Zoning Commission Meeting Date:** April 05, 2005

**Council District:** 6

**Ferguson Map:** Multiple Pages

**Appeal:** No

**Applicant:**

City of San Antonio

**Owner:**

Multiple Property Owners

**Zoning Request:** To designate Gateway Corridor District 2 (GC-2)

Those properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604

**Property Location:**

Highway 151 from Highway 90 to Loop 1604

**Proposal:**

All base zoning classifications will remain intact. The overlay zoning change will add the Gateway Corridor District designation (GC-2) suffix to all base zoning districts.

**Neighborhood Association:**

Meadow Village, Westwood Village 1, United Westwood, Community Workers Council, and Greater Gardendale Neighborhood Associations

**Neighborhood Plan:**

Meadow Village (does not require consistency)

**TIA Statement:**

A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

§35-339.01 of the Unified Development Code provides for the adoption of Gateway Corridor Districts. The proposed Highway 151 Gateway Corridor District addresses development standards for the site layout of new projects, as well as standards for structures and standards for on premises signage.

The San Antonio Master Plan Policies call for the creation and adoption of urban design guidelines and standards that will enhance the quality of life in San Antonio and which specifically encourage the creation of City gateways and entry points (page 42).

The Master Plan Policies also call on the City to 1). Adopt an urban design review process for giving physical direction to urban growth, conservation and character and 2). Develop unique and specific design standards for areas throughout the City.

**Zoning Commission Recommendation:**


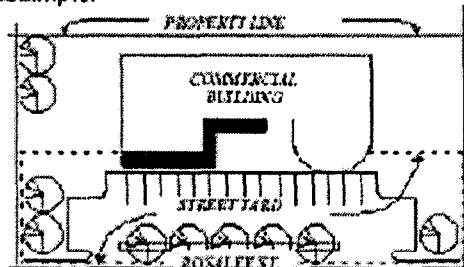
Approval

**VOTE**



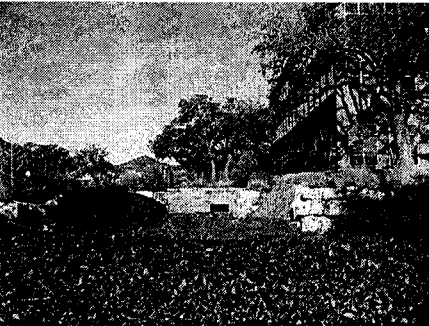
<b>FOR</b>	10
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**CASE MANAGER :** Richard Ramirez 207-5018

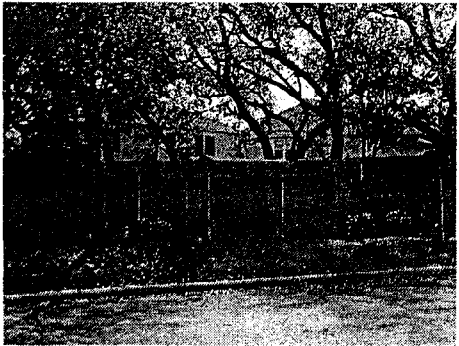

# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images								
Building Setbacks	<ul style="list-style-type: none"><li>50 foot minimum front setback along Highway 151 and side setback for lots facing another street but whose side setback is along 151 [per Table 339.01-1 minimum front setbacks shall only apply to those properties with frontage on the roadway used to designate the Corridor District].</li><li>15 foot minimum side and rear setbacks for all uses except single family residential.</li><li>Side and rear setbacks not required where a non-residential use abuts another non-residential use but shall be required where the side or rear of a lot abuts a dedicated public street right of way.</li></ul>									
Landscaping (general provisions)	<ul style="list-style-type: none"><li>In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. The awarding of points is specified in §35-511, which at the effective date of this ordinance provides for the following:<ul style="list-style-type: none"><li>Tree preservation = 2 to 40 points</li><li>Parking lot screening = 25 points</li><li>Parking lot shading = 20 to 35 points</li><li>Street trees = 25 points</li><li>Understory preservation &amp; installation = 15 to 30 points</li></ul></li><li>The 85 points may be acquired from the provisions listed below for parking lot screening, front natural vegetative buffers and rear buffer yards.</li><li>Transplanted trees from within a site may be used for tree preservation.</li></ul>	<p>Example:</p>  <p>Example: Tabulation of Points</p> <table><tr><th>Electives</th><th>Points</th></tr><tr><td>Street trees</td><td>25 pts.</td></tr><tr><td>Screening of surface parking</td><td>25 pts.</td></tr><tr><td>Parking lot shading</td><td>20 pts.</td></tr></table>	Electives	Points	Street trees	25 pts.	Screening of surface parking	25 pts.	Parking lot shading	20 pts.
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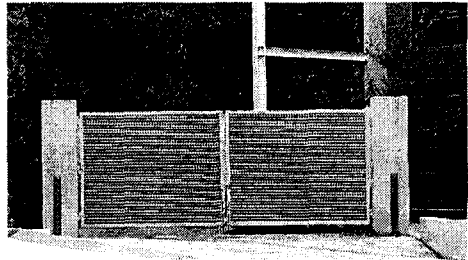
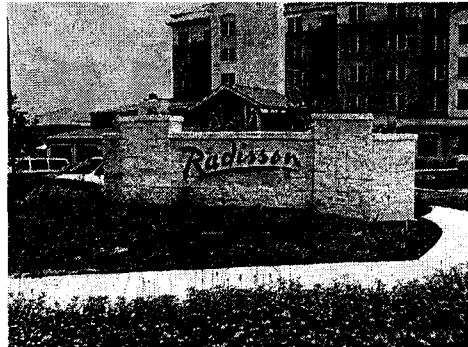
# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images									
<b>Landscaping – parking lot screening</b>	<ul style="list-style-type: none"> <li>Parking areas shall be screened from view from the street by dense landscaping or with a variation of berms and landscaping</li> <li>Planted screenings are encouraged to vary in height, density and species but where installed shall average four feet in height above the parking lot grade and shall be planted three to four feet on center with a minimum of thirty inches (30") in height at maturity to form an opaque visual barrier.</li> <li>Tree and understory preservation may be used as parking lot screening.</li> <li>Parking lot screening plantings and/or preservation shall count toward the required landscaping elective points.</li> </ul>										
<b>Landscaping - Front natural vegetative buffer</b>	<ul style="list-style-type: none"> <li>The front vegetative buffer areas detailed below shall be required:</li> </ul> <table border="1"> <thead> <tr> <th></th><th>Hwy 151</th><th>Major Thoroughfares</th></tr> </thead> <tbody> <tr> <td>3 or more protected trees per 100 linear feet of frontage</td><td>25' width (Type D Buffer)</td><td>15' width (Type C Buffer)</td></tr> <tr> <td>No protected trees.</td><td>35' width (Plant to Type E Buffer)</td><td>25' width (Type D Buffer)</td></tr> </tbody> </table> <ul style="list-style-type: none"> <li>In those cases where the reduced width is utilized, 3 or more significant or heritage trees as defined by §35-523 (d) must be preserved or transplanted from within the site to the front natural vegetative buffer for every 100 feet of linear frontage. Where this standard can not be met, the buffer width shall be increased by 10 feet and shall meet the planting requirements of a Type D or E buffer as specified above.</li> <li>No irrigation system required for the protected tree buffer option.</li> <li>Any front yard fencing shall be located on the building side of the front natural buffer, not immediately adjacent to the street.</li> <li>Stormwater facilities may be located within the front natural buffer however they must be integrated as a landscape feature or be fully screened from public view using the parking lot screening standards specified above. If used as a landscape feature, plantings shall count toward the required landscaping for the site. If fencing is required, chainlink fences are prohibited if within 25 feet of a street right of way.</li> </ul>		Hwy 151	Major Thoroughfares	3 or more protected trees per 100 linear feet of frontage	25' width (Type D Buffer)	15' width (Type C Buffer)	No protected trees.	35' width (Plant to Type E Buffer)	25' width (Type D Buffer)	 
	Hwy 151	Major Thoroughfares									
3 or more protected trees per 100 linear feet of frontage	25' width (Type D Buffer)	15' width (Type C Buffer)									
No protected trees.	35' width (Plant to Type E Buffer)	25' width (Type D Buffer)									



# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images
<b>Landscaping – rear buffer yards</b>	<ul style="list-style-type: none"> <li>• Rear buffer yards shall be required in accordance with §35-510, provided however that section §35-510 (e) (3) shall not apply.</li> <li>• Tree and understory preservation in this area shall count toward the minimum landscaping requirements for the site.</li> </ul>	
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>• The maximum percentage of building coverage for the ground level shall not exceed 50% including structured parking and improvements; but excluding stormwater management facilities, landscaped areas, natural areas, walkways and surface parking areas.</li> </ul>	



# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images
<b>Screening</b>	<ul style="list-style-type: none"> <li>Activities such as outside storage, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be located behind the minimum building setback line and shall be completely screened from public view at ground level at a minimum height of six (6) feet. In lieu of screening, solar systems and components may be integrated into the design of the structure.</li> <li>Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden or metal gates, evergreen plant materials with irrigation, or landscaped earthen berm. Walls are encouraged to remain unpainted and natural in appearance, however if painted, painting shall be limited to earth tone colors.</li> <li>All dock height opening and loading doors shall be to the rear or sides of buildings and screened from public view from the street(s) that directly abuts the property.</li> </ul>	
<b>Building Materials</b>	<ul style="list-style-type: none"> <li>All building elevations facing a dedicated public street right of way within the Corridor District shall be of finished masonry or its equivalent. Exterior wall finishes shall be constructed of concrete, brick, stone, glass or their equivalent (including hardiplank, stucco and brick veneer) and should feature earth tone colors. Concrete masonry units (CMU) and/or Exterior Insulation and Finish Systems (EIFS) may be used for up to 25% of a building elevation visible from a dedicated public street right of way when used in combination with other approved building materials.</li> <li>Concrete finish shall be profiled, sculptured, fluted, textured, exposed aggregate, of varied design depths and shapes, integral colors, deep relief designs or other architectural concrete finish approved by the Planning Director.</li> <li>Metals may be used on roofs, canopies or awnings; balconies and railings; windows, doors and their framing; and in areas not visible from a dedicated public street right of way. Metals may also be used to provide accents to the primary building materials on the structure, such as exposed structural members.</li> <li>Mirrored glass with a reflectance of more than 20% is prohibited.</li> </ul>	

# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

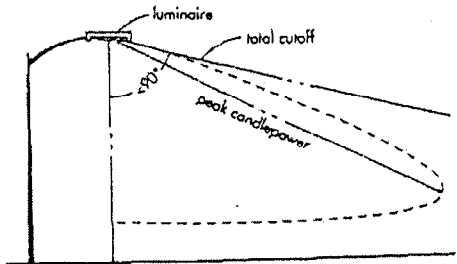
Standard	Description	Images
<b>Building Materials - continued</b>	<ul style="list-style-type: none"> <li>Golf course maintenance facilities may be of metal construction if screened from abutting street view with landscaping and/or fencing.</li> </ul>	
<b>Sidewalks – right of way</b>	<ul style="list-style-type: none"> <li>Sidewalks along Highway 151 shall be at least 5 feet in width.</li> <li>Sidewalks should meander to protect trees and native understory and in general should be not be perfectly parallel with the adjacent roadway.</li> <li>To protect pedestrians from high speed vehicles, a minimum planting strip of 5 feet shall be maintained between the curb and sidewalk except where to preserve existing trees and understory.</li> <li>Sidewalks shall be aligned with any existing adjacent sidewalks.</li> <li>Sidewalks shall conform to the Americans with Disabilities Act (ADA).</li> </ul>	
<b>Sidewalks - internal</b>	<ul style="list-style-type: none"> <li>A minimum 6 foot wide continuous pedestrian circulation system shall connect all buildings within a site as well as connecting to any existing or planned pedestrian circulation systems to the site. This system may be constructed of concrete, pavers or crushed aggregate.</li> <li>There shall be a direct pedestrian route from the primary building entrance to the street sidewalk. The pedestrian route shall be separated from parking stalls with a combination of landscaping and edging. This route may cross loading areas or driveways but in such cases shall include high visibility pavement markings.</li> <li>Walkways shall conform to the Americans with Disabilities Act (ADA).</li> </ul>	

## Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images
<b>Wall Signs</b>	<ul style="list-style-type: none"> <li>Maximum allowable sign area, as a percentage of the area of each building elevation:                             <ul style="list-style-type: none"> <li>15% cabinet sign; painted or flat sign</li> <li>20% channel letters raised or incised</li> </ul> </li> </ul>	
<b>On-Premises Signs</b>	<ul style="list-style-type: none"> <li>Expressway:                             <ul style="list-style-type: none"> <li>35' height/200 square feet single tenant</li> <li>40' height/250 square feet dual tenant</li> <li>40' height/300 square feet multiple tenant</li> </ul> </li> <li>Arterial A:                             <ul style="list-style-type: none"> <li>25' height/65 square feet single tenant</li> <li>30' height/150 square feet dual tenant</li> <li>40' height/200 square feet multiple tenant</li> </ul> </li> <li>Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs.</li> <li>Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code are permitted.</li> <li>Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.</li> </ul>	
<b>Sign Consolidation Incentives</b>	<ul style="list-style-type: none"> <li>The minimum width of the front natural vegetative buffer may be reduced by no more than 5 feet and the minimum front setback may be reduced up to 50% where on premises signs do not exceed the following sizes:                             <ul style="list-style-type: none"> <li>6' height/32 square feet single or dual tenant monument sign</li> <li>8' height/50 square feet multiple tenant monument sign</li> </ul> </li> <li>This option can not be used in conjunction with a sign master plan development agreement.</li> </ul>	



# Exhibit B Hwy 151 Gateway Corridor Overlay District Plan

Standard	Description	Images
<b>Lighting</b>	<p>In addition to the provisions of §35-396 the following shall apply:</p> <ul style="list-style-type: none"> <li>Exterior lighting fixtures for entrances, parking lots or walkways shall be shielded with a cutoff of less than 90°. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.</li> <li>Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way.</li> <li>All canopy lighting shall be fully shielded. However, indirect uplight is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct up light is emitted beyond the opaque canopy.</li> </ul>	 <p>LUMINAIRE WITH LESS THAN 90° CUTOFF</p>
<b>Notes</b>	<ul style="list-style-type: none"> <li>Single family residential structures in platted subdivisions shall not be subject to the standards of the Highway 151 Gateway Corridor Overlay District.</li> <li>In the event of a conflict between this section and other provisions of the Municipal Code, the most restrictive provisions shall apply.</li> </ul>	
<b>Definitions</b>	<ul style="list-style-type: none"> <li><i>Earth Tone Colors</i> – colors that are predominant in the surrounding landscape including desert and woodlands and shall be low reflectance, subtle or neutral colors. Earth tone colors shall not include primary colors, black, metallic or fluorescent colors.</li> <li><i>Native plants and trees</i> – those species listed in Appendix E of the Unified Development Code.</li> <li><i>Pedestrian Circulation System</i> – improved trails, sidewalks, and/or crosswalks that facilitate pedestrian movement within a site.</li> <li><i>Protected Trees</i> – Significant or heritage trees designated in §35-523 (d) of the Unified Development Code.</li> <li><i>Understory</i> – assemblages of natural low level woody, herbaceous and ground cover species.</li> </ul>	

Z2005065

**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL**

**COUNCIL CONSIDERATION REQUEST**


**TO:** Mayor and Council Members  
**FROM:** Councilman Enrique M. Barrera, District 6  
**COPIES:** Terry M. Brechtel, *City Manager*; Andy Martin, *City Attorney*; Leticia M. Vacek, *City Clerk*; Gayle McDaniel, *Assistant to City Council*; Files  
**SUBJECT:** Scenic Corridor Overlay District for State Highway 151

**DATE:** June 8, 2004

Please join me in directing staff to bring forward for Council consideration an ordinance creating a Scenic Corridor Overlay District for State Highway (SH) 151. SH151 is already designated as a scenic corridor, but this designation does not impose all of the protections necessary for this quickly developing area.

Some of the properties have strict protective covenants, while others, including the City-owned Southwest Business and Technology Park (f.k.a. Van De Walle Farms) do not have similar protections. This Scenic Corridor Overlay District would bring parity to the various properties along the highway while ensuring that the area maintains its scenic characteristics as it develops.

Your favorable consideration is requested.

  
**ENRIQUE M. BARRERA**  
**DISTRICT 6**

RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
2004 JUN 11 PM 2:31

**EDWARD D. GARZA**  
**MAYOR**

**PATTI RADLE**  
**DISTRICT 5**

**ROGER O. FLORES**  
**DISTRICT 1**

**JULIAN CASTRO**  
**DISTRICT 7**

**JOEL WILLIAMS**  
**DISTRICT 2**

**ART A. HALL**  
**DISTRICT 8**

**RON H. SEGOVIA**  
**DISTRICT 3**

**CARROLL SCHUBERT**  
**DISTRICT 9**

**RICHARD PEREZ**  
**DISTRICT 4**

**CHIP HAASS**  
**DISTRICT 10**

A RESOLUTION  
2004-42-43

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.

\* \* \* \* \*

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 18<sup>th</sup> day of November 2004.

ATTEST: *Leticia Y. Vaca*  
City Clerk

*ED*  
M A Y O R  
EDWARD D. GARZA

APPROVED AS TO FORM: *[Signature]*  
City Attorney

**Z2005065**

**ZONING CASE NO. Z2005065** – April 5, 2005

Applicant: City of San Antonio

Zoning Request: To designate Gateway Corridor District-2 (GC-2).

City staff represented this case.

**FAVOR**

Mike DeNuccio, stated this case was initiated by Council District 6 office. He stated they have very closely with the surrounding property owners. He further stated this area is developing very quickly and their intent is to protect the ecstastic beauty of the area.

Richard Bird, 7450 Meadow Breeze, President of Meadow Village Neighborhood Association, stated they did not received notification however they support this request. He stated this project would maintain the uncluttered, goodie and integrity of the Hill Country Road without signs and parking lots obstructing the view. He feels this request would enhance the appearance.

Lena Camarillo, 1519 Springhouse, representing Heights of Overhills, stated would like to thank the Planning Department for allowing the residents participate in this overlay. She feels this would preserve the integrity and beautify the area and provide environmental protection.

Fernando Camarillo, stated he would like to express his support of this zoning change.

Virginia Nicholas, representing San Antonio Conservation Society, stated they strongly support this request. She stated the route of state highway 151 presents an unparalleled opportunity to provide for the permanent protection of the viewshed along the newly completed route. The development along this 9.6-mile route has yet to occur, putting controls in place now will give the benefit of maintaining the unspoiled views from the roadway as to traverses the rolling topography of the western part of San Antonio from Highway 90 to Route 1604. She stated creation of Gateway Corridor District 2 is an important way of assuring that as San Antonio grows, the natural scenic character of our city will be preserved for future generations to enjoy.

Jan Wells, 10306 Mt. Evans, representing Mountain View Acres, stated they support the corridor overlay for this area. She stated this would preserve and protect the natural vegetation and saving trees as well as beautify the area.

**Z2005065**

Mary Lee Buettner, representing Heritage Neighborhood Association, stated they did not receive notification of this zoning change however she would like to express their support. She stated this would be good for the community. She further stated this would also have control on signage, billboards as well as protect and preserve the hill country character.

## **OPPOSE**

Don Way, 7440 Singing Brook, stated he resides 300 feet from this area and is concerned with how this would affect them. He would like to know what type of protection would the residents have against the business along Highway 151.

## **REBUTTAL**

Andrew Spurgin, Senior Planner, stated he has been in contact with Mr. Way and intends to continue dialogue to address his concerns. He further stated with this overlay they are removing the loophole for the rear buffers. They have provisions for increase landscaping and lighting controls. He stated he hopes this overlay would mitigate some of the impacts that accompany highway development for the neighborhoods that are immediately adjacent to Highway 151.

Staff stated there were 1,217 notices mailed out to the surrounding property owners, 16 returned in opposition and 7 returned in favor and no response from Meadow Village, Westwood Village 1, United Westwood, Community Workers Council and Greater Gardendale Neighborhood Associations.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

## **COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner McAden to recommend approval.

1. Property is located on those properties within 1,000 feet of the Highway 151 right of way between US Highway 90 and Loop 1604, Highway 151 from Highway 90 to Loop 1604.
2. There were 1,217 notices mailed, 16 returned in opposition and 7 in favor.
3. Staff recommends approval.

**Z2005065**

**AYES: Martinez, Cardenas-Gamez, Kissling, Dixon, Sherrill, McAden, Avila,  
Stribling, Peel**

**NAYS: None**

**RECUSED: Dutmer**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.