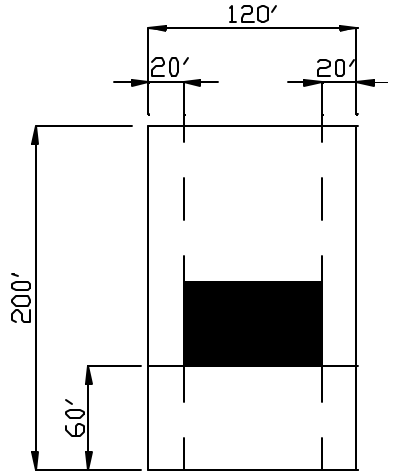
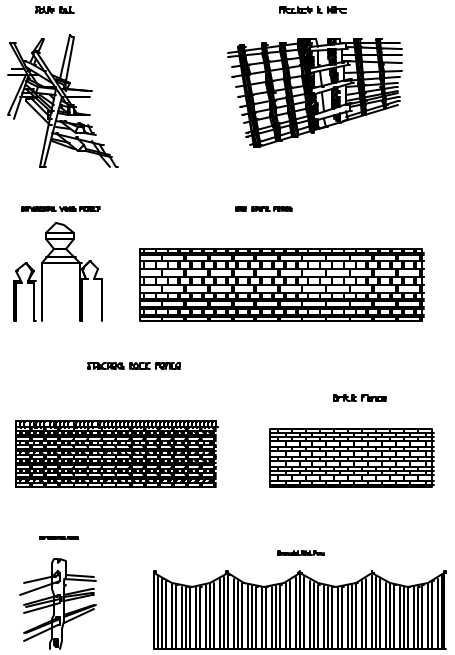
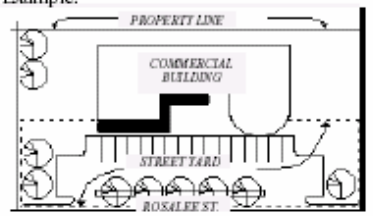
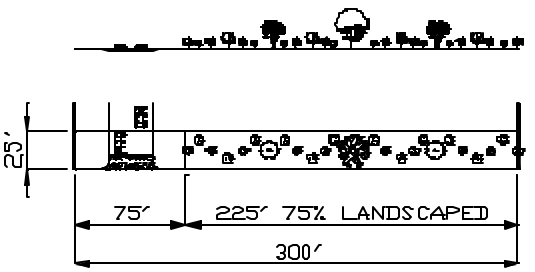
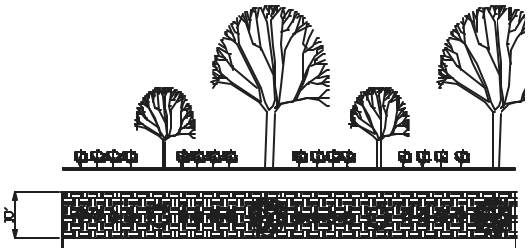
Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Front and side yard setbacks	Front and side yard setbacks shall only apply to properties or portions of properties within ninety (90) feet of the IH-10 West right-of-way line as it exists at the effective date of this ordinance. The minimum front building setback along IH-10 shall be sixty (60) feet as measured from the outer IH-10 right-of-way line. Setbacks other than those along IH-10 shall include at least twenty (20) feet as measured from the side property line in common with adjacent property.	
Fences and walls	Fences and walls within ninety (90) feet of the IH-10 right of way shall be one of the following styles: A. Wooden split rail (*Riegelfens*) B. Wooden mortised rail C. Wood picket and wire D. Ornamental wood picket (jigsaw) E. Rock, stone or stucco fence F. Brick G. Ornamental metal for use in entrances/gateways H. Other appropriate materials approved by the Board of Adjustment. The primary materials of solid screen fencing and walls are encouraged to remain unpainted and natural in appearance, however, if painted, painting shall be limited to earth tone colors. For properties which require the front natural buffer, fences and walls shall be located behind the front natural buffer.	

Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Landscaping	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. [note: Tree preservation = 2 to 40 points; Parking lot screening = 25 points; Parking lot shading = 20 to 35 points; Street trees = 25 points; Understory preservation 15 to 30 points – point awarding specified in §35-511]	Example:  Example: **Tabulation of Points** **Electives** / **Points** Street trees — 25 pts. Screening of surface parking — 25 pts. Parking lot shading — 20 pts.
Parking Lot Screening	All parking areas within ninety (90) feet of the outer IH-10 right-of-way line shall be screened to a minimum height of four (4) feet with earthen berms and/or dense landscaping. This screening shall count as twenty-five (25) points toward the landscaping required.	
Front natural buffers	Along IH-10, at least seventy-five percent (75%) of the first twenty-five (25) feet of the property must be landscaped with native plant material and native trees. At least seventy-five percent (75%) of trees six inch (6") DBH or greater must be preserved within the first twenty-five (25) feet of the property. Detention and sedimentation filtration areas may be located within the front natural buffer, however, they must be fully screened from public view unless used as a landscape feature. Native understory and tree preservation within the front natural buffer shall count toward the minimum landscaping required above.	

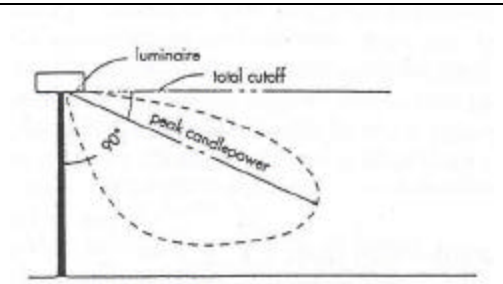
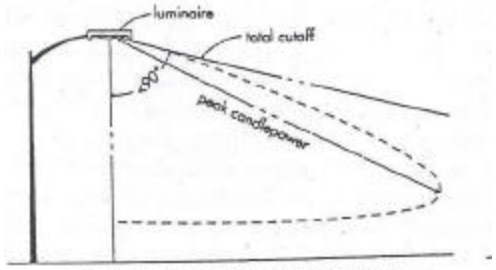
Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Buffers (Rear)	Rear buffer yards shall be required in accordance with §35-510, however, a minimum ten (10) foot buffer yard shall be provided at the rear property line of adjoining uses for which a Type A, B or C Buffer is required in addition to any requirement to fence the property.	
Building Materials - Permitted	The following material lists may be chosen to apply to the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from IH-10. To the greatest extent feasible, building materials shall be used that are compatible with the existing properties located in a corridor district or to portray the corridor theme. a. Masonry consisting of stone, brick, glass block, or decorative concrete panel. b. Glass curtain wall consisting of seventy percent (70%) or less glass or combination of glass, metal, or other material in a metal framework. c. Brick or brick veneer. d. Stucco or concrete masonry unit. e. Cement fiber board. f. Other appropriate materials approved by the Board of Adjustment. Brick, brick veneer, stone, concrete masonry, cementatious stucco may only be painted in earth tone colors. Concrete finish must be profiled, sculptured, fluted, exposed aggregate or other architectural concrete finish.	

Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Building Materials - prohibited	The following provisions apply to the primary wall finish of the principal building and accessory buildings visible from IH-10. For the purposes of this subsection the primary wall finish shall refer to the treatment applied to twenty-five percent (25%) or more of a building elevation. a. Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels. b. Corrugated, ribbed, galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finished. This prohibition does not include metals used on roofs, awnings or canopies. c. Unfired or underfired clay, sand, or shale brick. d. Unfinished concrete masonry units (i.e. cinderblock). e. Smooth or untextured concrete finishes. f. Mirrored glass with a reflectance of greater than twenty percent (20%).	
Trash receptacles, utility boxes	In order to minimize the visual impact of unsightly objects or uses, elements such as outside storage, off-street loading areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility vaults, utility cabinets, solar systems and components and microwave and satellite antennas (greater than 2 meters in diameter) are required to be completely screened from public view at ground level at a minimum height of six (6) feet. Screening may be achieved by construction of a solid wall of rock, stone, stucco, or brick with wooden 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.	

Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located. This requirement does not apply to electrical transmission or distribution lines.	
Lighting	a. Exterior lighting fixtures for entrances, parking lots or walkways shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety degrees (90°). Any structural part of the fixture providing this cut-off angle shall be permanently affixed. b. 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. *(Both types illustrated are acceptable)*	 90° CUTOFF LUMINAIRE  LUMINAIRE WITH LESS THAN 90° CUTOFF
On-premises Signage	Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor.	

Hill Country Gateway Corridor District Plan
Site Development Standards

Standard:	Requirement:	Illustration:
Off-premises Signage	Off premises advertising signs and billboards are prohibited.	
Wall signs	Maximum allowable sign area, as a percentage of the area of each building elevation: 15% cabinet sign; painted or flat sign 20% channel letters raised or incised	

Definitions

Earth Tone Colors – 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.

Native plants and trees – those species listed in Appendix E of the Unified Development Code.

Understory – assemblages of natural low level woody, herbaceous and ground cover species.

NJH: 5/22/03
Item #4.F

AN ORDINANCE 97656

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING AND CLASSIFICATION OF CERTAIN PROPERTY.

* * * * *

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFOR**E,

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

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described changes of zoning and classification of the following property:

CASE NO. Z 2003077

The rezoning and reclassification of property from DR, C-1, C-2, C-2 ERZD, C-3, C-3 NA, C-3 R ERZD, C-3 NA, C-3 PUD ERZD, C-3 ERZD, O-2, C-2 R, C-3 C, C-3 R, ED, ED ERZD, QD S ERZD, I-1 ERZD, I-1, R-6, R-20, MH, R-6 ERZD, R-6, R-6 PUD to (DR, C-1, C-2, C-2 ERZD, C-3, C-3 NA, C-3 R ERZD, C-3 NA, C-3 PUD ERZD, C-3 ERZD, O-2, C-2 R, C-3 C, C-3 R, ED, ED ERZD, QD S ERZD, I-1 ERZD, I-1, R-6, R-20, MH, R-6 ERZD, R-6, R-6 PUD) Hill Country Gateway Corridor District, (GC-1) on the property listed as follows:

Beginning at the intersection of the centerlines of Interstate Highway 10 and UTSA Boulevard;
Thence, west following the centerline of UTSA Boulevard to a point 1000 feet west of the west right of way of Interstate Highway 10;
Thence, meandering north following a line located at a distance of 1000 feet from the west right of way line of Interstate Highway 10 to a point located on the city limit line of the City of San Antonio;
Thence, following the city limit line east to a point 1000 feet east of the east right of way of Interstate Highway 10;
Thence, meandering south following a line located at a distance of 1000 feet from the east right of way line of Interstate Highway 10 to the centerline of UTSA Boulevard;
Thence, to the point of beginning.

SECTION 2. A map of the properties attached as Exhibit "A" and Corridor Standards attached as Exhibit "B" are made a part hereof and are incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this

ordinance shall remain in full force and effect, including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

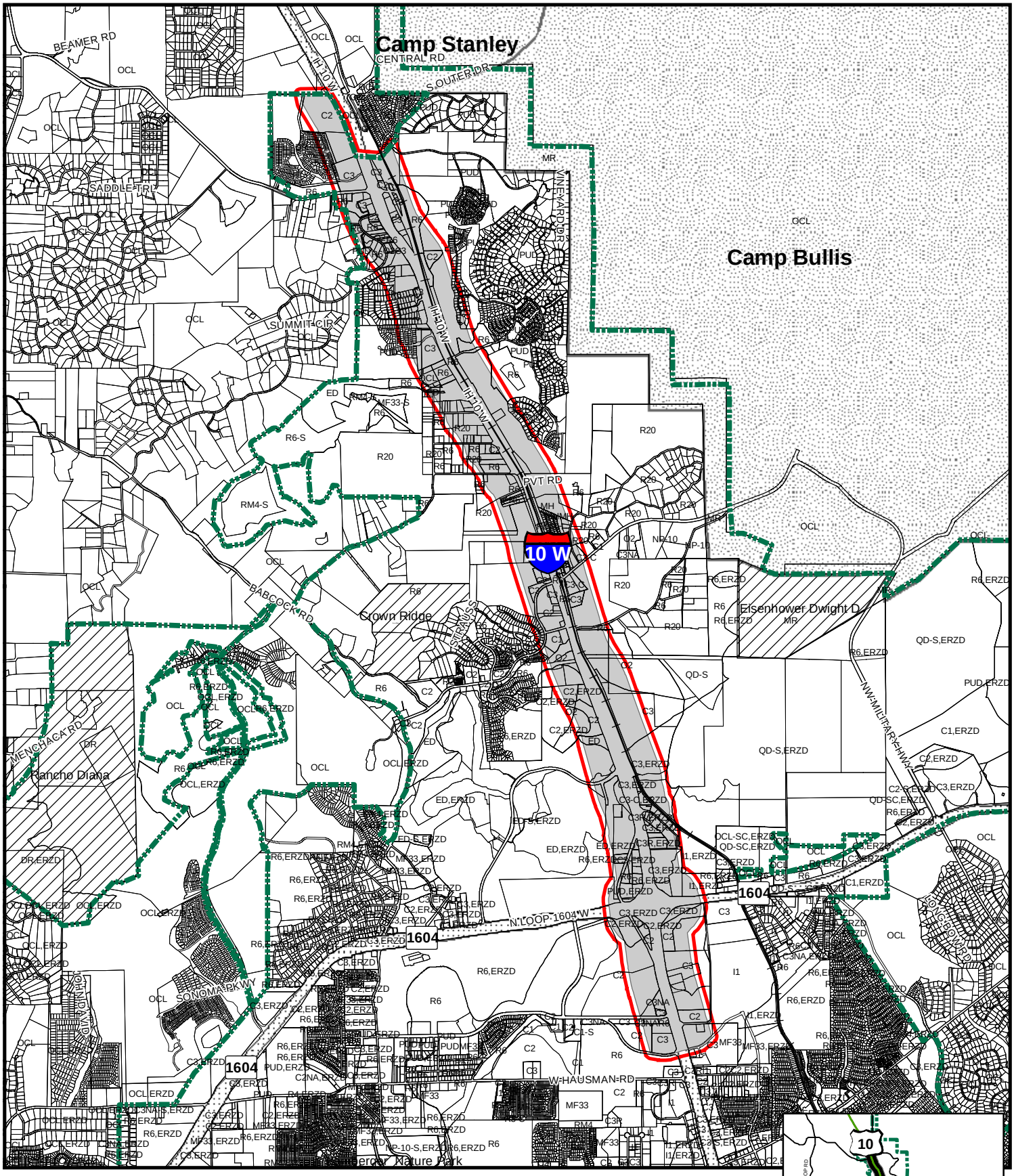
SECTION 5. This ordinance shall become effective June 1, 2003.

PASSED AND APPROVED this 22nd Day of May 2003.

M A Y O R
EDWARD D. GARZA

ATTEST: Yolanda L. Ledesma
CITY CLERK

APPROVED AS TO FORM:
CITY ATTORNEY



ZONING CASE: Z2003-077

City Council District No. 8
Requested Zoning Change
To: Designate Hill Country Gateway Corridor District (GC-1)
Date: May 22, 2003

- Subject Property
- 200' Notification
- S.A.CityLimits-2003
- Parks-2002
- Corridor Zoning

N W E S

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