

CHW:chw  
10/13/94

AN ORDINANCE **80 94 5**

AMENDING SECTION 35-3168 OF CHAPTER 35 OF THE CITY CODE OF THE CITY OF SAN ANTONIO IN ORDER TO CREATE THE NORTH ST. MARY'S STREET URBAN CORRIDOR DISTRICT; AMENDING SECTION 28-226 OF CHAPTER 28 OF THE CITY CODE TO CONFORM CHAPTER 28 AND CHAPTER 35.

\* \* \* \* \*

**WHEREAS**, the Urban Corridor Enabling Ordinance, Ordinance No. 76381, passed and approved on August 27, 1992, authorized the establishing of urban corridor districts; and

**WHEREAS**, on August 16, 1994, the Zoning Commission of the City of San Antonio held a public hearing and recommended the creation of an urban corridor district along North St. Mary's Street; and

**WHEREAS**, the North St. Mary's Street Urban Corridor District would encompass the area two hundred feet on either side of North St. Mary's Street between Interstate Highway 35 and Highway 281; and

**WHEREAS**, on October 13, 1994, the City Council of the City of San Antonio held a public hearing to consider the recommendation of the Zoning Commission; and

**WHEREAS**, as the City Council wishes to adopt the recommendation of the Zoning Commission, it is necessary to amend Chapter 35 of the City Code of the City of San Antonio so as to create the North St. Mary's Street Urban Corridor District; and

**WHEREAS**, it is necessary to amend Section 28-226 of Chapter 28 of the City Code so that it conforms to the amended Section 35-3168 of Chapter 35; and

**WHEREAS**, by way of Ordinance No. 79042, passed and approved on October 28, 1993, City Council amended Section 35-3166 of Chapter 35 in order to create the Broadway Urban Corridor District; and

**WHEREAS**, by way of Ordinance No. 79434 , passed and approved on January 13, 1994, City Council amended Section 35-3167 of Chapter 35 in order to create the Fredericksburg Road Urban Corridor District; and

**WHEREAS**, in each of the aforementioned ordinances, conforming amendments to Chapter 28 were inadvertently omitted; and

**WHEREAS**, it is necessary to amend Sections 28-224 and 28-225 of Chapter 28 of the City Code so that they conform to Sections 35-3166 and 35-3167 of Chapter 35, respectively; **NOW THEREFORE:**

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

**SECTION 1.** Section 35-3168 of Chapter 35 of the City Code of the City of San Antonio is hereby amended as set out in Attachment I, which is attached hereto and incorporated herein for all purposes, so as to create the North St. Mary's Street Urban Corridor District.

**SECTION 2.** The penalties set out in Section 35-1024(b) of Chapter 35 of the City Code shall apply to the provisions created by Section 1 of this ordinance.

**SECTION 3.** Section 28-226 of Chapter 28 of the City Code is hereby amended as set out in Attachment II, which is attached hereto and incorporated herein for all purposes.

**SECTION 4.** Section 28-224 of Chapter 28 of the City Code is hereby amended as set out in Attachment III, which is attached hereto and incorporated herein for all purposes.

**SECTION 5.** Section 28-225 of Chapter 28 of the City Code is hereby amended as set out in Attachment IV, which is attached hereto and incorporated herein for all purposes.

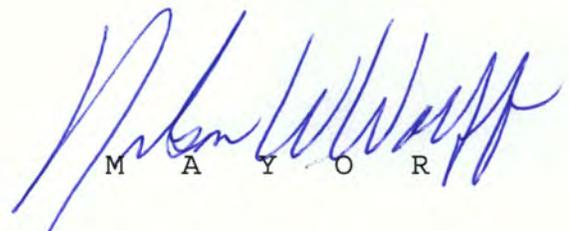
**SECTION 6.** The penalties set out in Section 28-15(b) of Chapter 28 of the City Code shall apply to the provisions amended by Sections 3, 4, and 5 of this ordinance.

**SECTION 7.** If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the

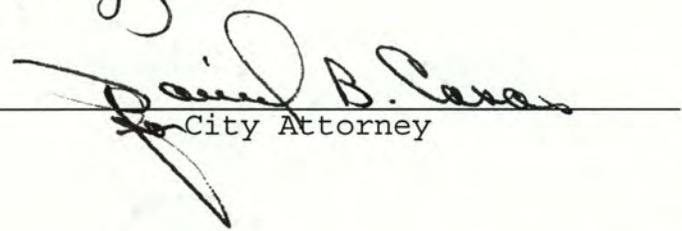
remaining portions of this ordinance shall not be affected thereby, it being the intent of the City Council of the City of San Antonio in adopting this ordinance that no portion hereof, or provisions or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality, illegality, or invalidity of any other portion, and all provisions of this ordinance are declared to be severable.

**SECTION 8.** This ordinance shall become effective ten days from the date of its passage.

PASSED AND APPROVED this 13<sup>th</sup> day of October, 1994.

  
M A Y O R

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
City Attorney

94 49

|   |
|---|
| ALAMODOME                               |
| ARTS & CULTURAL AFFAIRS                 |
| ASSET MANAGEMENT                        |
| AVIATION                                |
| BUILDING INSPECTIONS                    |
| BUILDING INSPECTIONS-HOUSE NUMBERING    |
| CITY ATTORNEY                           |
| 1 MUNICIPAL COURT                       |
| REAL ESTATE (FASSNIDGE)                 |
| REAL ESTATE (WOOD)                      |
| REAL ESTATE (HUBBARD)                   |
| TRIAL SECTION                           |
| CITY MANAGER                            |
| TRAVIS BISHOP, ASST. TO CITY MGR.       |
| CODE COMPLIANCE                         |
| INTERGOVERNMENTAL RELATIONS             |
| INTERNATIONAL RELATIONS                 |
| YOUTH INITIATIVES                       |
| CITY PUBLIC SERVICE-GENERAL MANAGER     |
| CITY PUBLIC SERVICE-MAPS & RECORDS      |
| COMMERCIAL RECORDER (PUBLISH)           |
| COMMUNITY INITIATIVES                   |
| CONVENTION & VISITORS BUREAU            |
| CONVENTION FACILITIES                   |
| DOMESTIC DEVELOPMENT OFFICE             |
| ECONOMIC DEVELOPMENT                    |
| FINANCE DIRECTOR                        |
| ASSESSOR                                |
| CONTROLLER                              |
| GRANTS                                  |
| RISK MANAGEMENT                         |
| TREASURY                                |
| FIRE DEPARTMENT                         |
| HOUSING & COMMUNITY DEVELOPMENT         |
| INFORMATION SERVICES                    |
| INTERNAL REVIEW                         |
| LIBRARY                                 |
| MANAGEMENT SERVICES (BUDGET)            |
| MANAGEMENT SERVICES (PERSONNEL)         |
| MARKET SQUARE                           |
| METROPOLITAN HEALTH DISTRICT            |
| 1 MUNICIPAL COURTS                      |
| PARKS & RECREATION                      |
| 1 PLANNING                              |
| DISABILITY ACCESS OFFICE                |
| 1 LAND DEVELOPMENT SERVICES             |
| 1 POLICE DEPARTMENT                     |
| POLICE DEPARTMENT-GROUND TRANSPORTATION |
| PUBLIC INFORMATION OFFICE               |
| PUBLIC UTILITIES                        |
| PUBLIC WORKS                            |
| CAPITAL PROJECTS                        |
| CENTRAL MAPPING                         |
| ENGINEERING                             |
| PARKING DIVISION                        |
| REAL ESTATE (BILL TOUDOUZE)             |
| SOLID WASTE                             |
| TRAFFIC ENGINEERING                     |
| PURCHASING & GENERAL SERVICES           |
| SAN ANTONIO WATER SYSTEM (SAWS)         |
| 1 MUNICIPAL CODE CORPORATION (PUBLISH)  |

ESTABLISHING  
N. ST. MARY'S ST.  
ON  
URBAN CORRIDOR  
DISTRICT

ITEM NO. 4A  
DATE: OCT 13 1994

MEETING OF THE CITY COUNCIL  
MOTION BY: [Signature] SECONDED BY: Billa Burke

ORD. NO. 80 94 5 ZONING CASE \_\_\_\_\_

RESOL. \_\_\_\_\_ PETITION \_\_\_\_\_

"SUMMARY FOR PUBLICATION" ATTACHED -  
✓ USED! (initials)

|                              | ROLLCALL | AYE    | NAY |
|------------------------------|----------|--------|-----|
| ROGER PEREZ DISTRICT 1       |          | ✓      |     |
| RUTH MC-CLENDON DISTRICT 2   |          | ✓      |     |
| LYNDA BILLA BURKE DISTRICT 3 |          | ✓      |     |
| HENRY AVILA DISTRICT 4       |          | ✓      |     |
| JUAN F. SOLIS III DISTRICT 5 |          | ✓      |     |
| HELEN AYALA DISTRICT 6       |          | Absent |     |
| BOB ROSS DISTRICT 7          |          | 2      |     |
| BILL THORNTON DISTRICT 8     |          | ✓      |     |
| HOWARD PEAK DISTRICT 9       |          | ✓      |     |
| LYLE LARSON DISTRICT 10      |          | ✓      |     |
| NELSON WOLFF MAYOR           |          | ✓      |     |

AMENDS CHAP. NO. 28 & 35 OF CITY CODE!

PUBLISH! DONE!  
94 49

FILE (orig) "CHAP. 28"  
(copy) "CHAP. 35"

(initials) DONE! (initials)

**Sec. 35-3168. UC-4, North St. Mary's St. urban corridor district.**

(a) **Boundaries.** The following area is designated as the North St. Mary's Street urban corridor district: both sides of North St. Mary's Street, an arterial, between I.H. 35 and HWY 281 for a distance of two hundred (200) feet from the street right-of-way.

(b) **Designation criteria.** This corridor meets the following designation criteria established by Sec. 35-3152:

(1) The corridor has historically served as a regional or neighborhood commercial center for at least fifty (50) years.

(2) The corridor provides primary access to one or more major tourist attractions.

(3) The corridor abuts, traverses, or links the San Antonio River or its major tributaries, area lakes, or major parks.

(c) **Other provisions.** In addition to the requirements set forth in this section, the mandatory provisions of Sections 35-3155 through 35-3157 shall be applicable to this district.

(d) **Setback.** The setback to this urban corridor is established at zero (0) feet.

(e) **Screening.** The following uses shall be screened to a height sufficient to completely screen the use from view at ground level: all outside storage, industrial activities, off-street loading areas as required by Division 9 of this article, refuse storage areas, air conditioning and heating equipment, microwave and satellite antennas. An opaque screen composed of berms, walls, fences, vegetation, or a combination of these materials shall be used.

(f) **Off-premises signs.** Off-premises signs are prohibited in this corridor district.

(g) **Maximum sign height.** The maximum height for on-premises signs are thirty (30) feet for pole signs and forty (40) feet for multiple tenant signs.

(h) **Maximum signs size.** The maximum allowable sign areas for on-premises signs are two hundred (200) square feet for pole signs and three hundred fifty (350) square feet for multiple tenant signs.

**Sec. 28-226 UC-4, North St. Mary's St. urban corridor district.**

(a) **Boundaries.** The following area is designated as the North St. Mary's Street urban corridor district: both sides of North St. Mary's Street, an arterial, between I.H. 35 and HWY 281 for a distance of two hundred (200) feet from the street right-of-way.

(b) **Designation criteria.** This corridor meets the following designation criteria established by Sec. 35-3152:

(1) The corridor has historically served as a regional or neighborhood commercial center for at least fifty (50) years.

(2) The corridor provides primary access to one or more major tourist attractions.

(3) The corridor abuts, traverses, or links the San Antonio River or its major tributaries, area lakes, or major parks.

(c) **Other provisions.** In addition to the requirements set forth in this section, the mandatory provisions of Sections 35-3155 through 35-3157 shall be applicable to this district.

(d) **Setback.** The setback to this urban corridor is established at zero (0) feet.

(e) **Screening.** The following uses shall be screened to a height sufficient to completely screen the use from view at ground level: all outside storage, industrial activities, off-street loading areas as required by Division 9 of this article, refuse storage areas, air conditioning and heating equipment, microwave and satellite antennas. An opaque screen composed of berms, walls, fences, vegetation, or a combination of these materials shall be used.

(f) **Off-premises signs.** Off-premises signs are prohibited in this corridor district.

(g) **Maximum sign height.** The maximum height for on-premises signs are thirty (30) feet for pole signs and forty (40) feet for multiple tenant signs.

(h) **Maximum signs size.** The maximum allowable sign areas for on-premises signs are two hundred (200) square feet for pole signs and three hundred fifty (350) square feet for multiple tenant signs.

**Sec. 28-224 UC-2, Broadway Urban Corridor District.**

(a) **Boundaries.** The following area is designated as the Broadway urban corridor district: both sides of Broadway, an arterial, between IH-35 and the city limits of Alamo Heights for a distance of two hundred (200) feet from the street right-of-way.

(b) **Designation criteria.** This corridor meets the following designation criteria established by Sec. 35-3152:

(1) The corridor provides primary access to one or more major tourist attractions.

(2) The corridor abuts, traverses, or links the San Antonio River or its major tributaries, area lakes, or major parks.

(c) **Other provisions.** In addition to the requirements set forth in this section, the mandatory provisions of Sections 35-3155 through 35-3157 shall be applicable to this district.

(d) **Setback.** The setback along Broadway is established at twenty-five (25) feet.

(e) **Screening.** The following uses shall be screened from Broadway to a height sufficient to completely screen the use from view at ground level: all outside storage, industrial activities, off-street loading areas as required by Division 9 of this article, refuse storage areas, air conditioning and heating equipment, and microwave and satellite antennas. An opaque screen composed of berms, walls, fences, vegetation, or a combination of these materials shall be used.

(f) **Off-premises signs.** Off-premises signs are prohibited in this corridor district.

(g) **Maximum sign height.** The maximum heights for on-premises signs are thirty (30) feet for pole signs and forty (40) feet for multiple tenant signs.

(h) **Maximum sign size.** The maximum allowable sign areas for on-premises signs are two hundred (200) square feet for pole signs and three hundred fifty (350) square feet for multiple tenant signs.

**Sec. 28-225 UC-3, Fredericksburg Road urban corridor district.**

(a) **Boundaries.** The following area is designated as the Fredericksburg Road urban corridor district: both sides of Fredericksburg Road, an arterial, between Martinez Creek and Santa Barbara Street for a distance of two hundred (200) feet from the street right-of-way.

(b) **Designation criteria.** This corridor meets the following designation criteria established by Sec. 35-3152:

(1) The corridor has historically served as a regional or neighborhood commercial center for at least fifty (50) years.

(2) There is substantial public and/or private commitment of resources for redevelopment or revitalization of at least fifty percent (50%) of the corridor's buildings or infrastructure.

(c) **Other provisions.** In addition to the requirements set forth in this section, the mandatory provisions of Sections 35-3155 through 35-3157 shall be applicable to this district.

(d) **Setback.** The setback along Fredericksburg Road is established at twenty-five (25) feet.

(e) **Screening.** The following uses shall be screened from Fredericksburg to a height sufficient to completely screen the use from view at ground level: all outside storage, industrial activities, off-street loading areas as required by Division 9 of this article, refuse storage areas, air conditioning and heating equipment, and microwave and satellite antennas. An opaque screen composed of berms, walls, fences, vegetation, or a combination of these materials shall be used.

(f) **Off-premises signs.** Off-premises signs are prohibited in this corridor district.

(g) **Maximum sign height.** The maximum heights for on-premises signs are thirty (30) feet for pole signs and forty (40) feet for multiple tenant signs.

(h) **Maximum sign size.** The maximum allowable sign areas for on-premises signs are two hundred (200) square feet for pole signs and three hundred fifty (350) square feet for multiple tenant signs.

## SUMMARY FOR PUBLICATION

The City Council of the City of San Antonio has passed an ordinance which (1) amends Section 35-3168 to create the North St. Mary's Street Urban Corridor District, establishes building guidelines in the area so designated, and provides for penalties not to exceed \$2000.00 for violations of said section; (2) amends Section 28-226 to conform to Section 35-3168 and provides for penalties not to exceed \$500.00 for violations of said section; (3) amends Section 28-224 to conform to Section 35-3166 and provides for penalties not to exceed \$500.00 for violations of said section; and (4) amends Section 28-225 to conform to Section 35-3167 and provides for penalties not to exceed \$500.00 for violations of said section.

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

**PUBLIC HEARING  
TIME CERTAIN  
ITEM NO 4A**

Interdepartmental Correspondence Sheet

TO: City Council through Alexander E. Briseño, City Manager  
FROM: David Pasley, Director of Planning  
COPIES: Gene Camargo, Director of Building Inspections  
SUBJECT: NORTH ST. MARY'S STREET URBAN CORRIDOR DISTRICT

DATE: September 26, 1994

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Summary and Recommendation

This is a public hearing and consideration of an amendment to the zoning regulations to establish the North St. Mary's Street urban corridor district, and zoning individual parcels within the proposed urban corridor district. The North St. Mary's Street urban corridor district includes the area within two hundred (200) feet on either side of North St. Mary's Street between I.H. 35 and HWY 281.

Staff recommends approval.

Policy Analysis

The enabling ordinance for urban corridors requires a specific ordinance to designate each corridor.

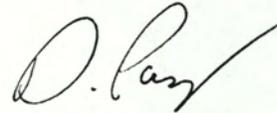
The North St. Mary's Street urban corridor district complies with the enabling ordinance. In addition to establishing the boundaries of the corridor and identifying the designation criteria which this corridor meets, the ordinance establishes specific criteria for building setbacks, screening and signs.

The proposed ordinance establishes the setback requirements at zero feet, the same as required in the 1938 commercial zoning districts. The allowable height and area for on-premises signs are set at the minimum permitted by the enabling ordinance and off-premises signs are prohibited within the corridor. The mandatory provisions of the enabling ordinance for driveways is also applicable within the corridor.

North St. Mary's Street Urban Corridor  
Memo -- December 27, 1993  
Page 2

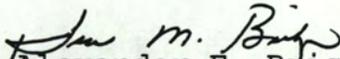
Supplementary Comments

The Zoning Commission held a public hearing and recommended approval of the amendment and zoning on August 16, 1994. A copy of the Commission's resolution is attached. Also attached are a copy of the amendment and map of the proposed corridor.



David W. Pasley, AICP  
Director of Planning  
Department of Planning

APPROVED



Alexander E. Briseño  
City Manager

Attachments

SAN ANTONIO ZONING COMMISSION  
RESOLUTION NO. 94-08-01

RECOMMENDING THE ADOPTION OF THE NORTH ST. MARY'S STREET  
URBAN CORRIDOR DISTRICT ORDINANCE

\* \* \* \* \*

WHEREAS, the quality of development within the City of San Antonio is, in large measure, dependent upon the quality of the zoning regulations and their effective administration; and

WHEREAS, the Zoning Commission is empowered to prepare and recommend rules and regulations pertaining to zoning; and

WHEREAS, separate ordinances are required to designate each district; and

WHEREAS, the North St. Mary's Street area meets the criteria to be designated an urban corridor district; and

WHEREAS, the development and sign standards for the North St. Mary's Street area comply with the requirements addressed in the urban corridor enabling ordinance; and

WHEREAS, the Zoning Commission held a public hearing on August 16, 1994 in order to receive comments on the proposed district from parties in interest and other citizens; and

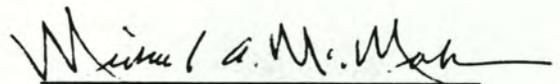
WHEREAS, this amendment will assist the Commission in fulfilling its function of ensuring the public health, safety, and welfare;  
NOW THEREFORE:

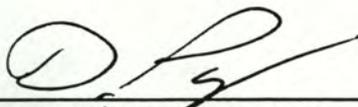
BE IT RESOLVED BY THE ZONING COMMISSION OF THE CITY OF SAN ANTONIO:

The North St. Mary's Street Urban Corridor District ordinance attached hereto and incorporated herein, is recommended to the City Council for adoption as part of the City Code.

PASSED AND APPROVED THIS 16TH DAY OF AUGUST 1994.

APPROVED:

  
Michael A. McMahon  
Chairman

ATTEST:   
Executive Secretary

PROPOSED RECOMMENDATIONS TO  
NORTH ST. MARY'S STREET URBAN CORRIDOR

**Sec. 35-3168. UC-4, North St. Mary's St. urban corridor district.**

(a) Boundaries. The following area is designated as the North St. Mary's Street urban corridor district: both sides of North St. Mary's Street, an arterial, between I.H. 35 and HWY 281 for a distance of two hundred (200) feet from the street right-of-way.

(b) Designation criteria. This corridor meets the following designation criteria established by Sec. 35-3152:

(1) The corridor has historically served as a regional or neighborhood commercial center for at least fifty (50) years.

(2) The corridor provides primary access to one or more major tourist attractions.

(3) The corridor abuts, traverses, or links the San Antonio River or its major tributaries, area lakes, or major parks.

(c) Other provisions. In addition to the requirements set forth in this section, the mandatory provisions of Sections 35-3155 through 35-3157 shall be applicable to this district.

(d) Setback. The setback to this urban corridor is established at zero (0) feet.

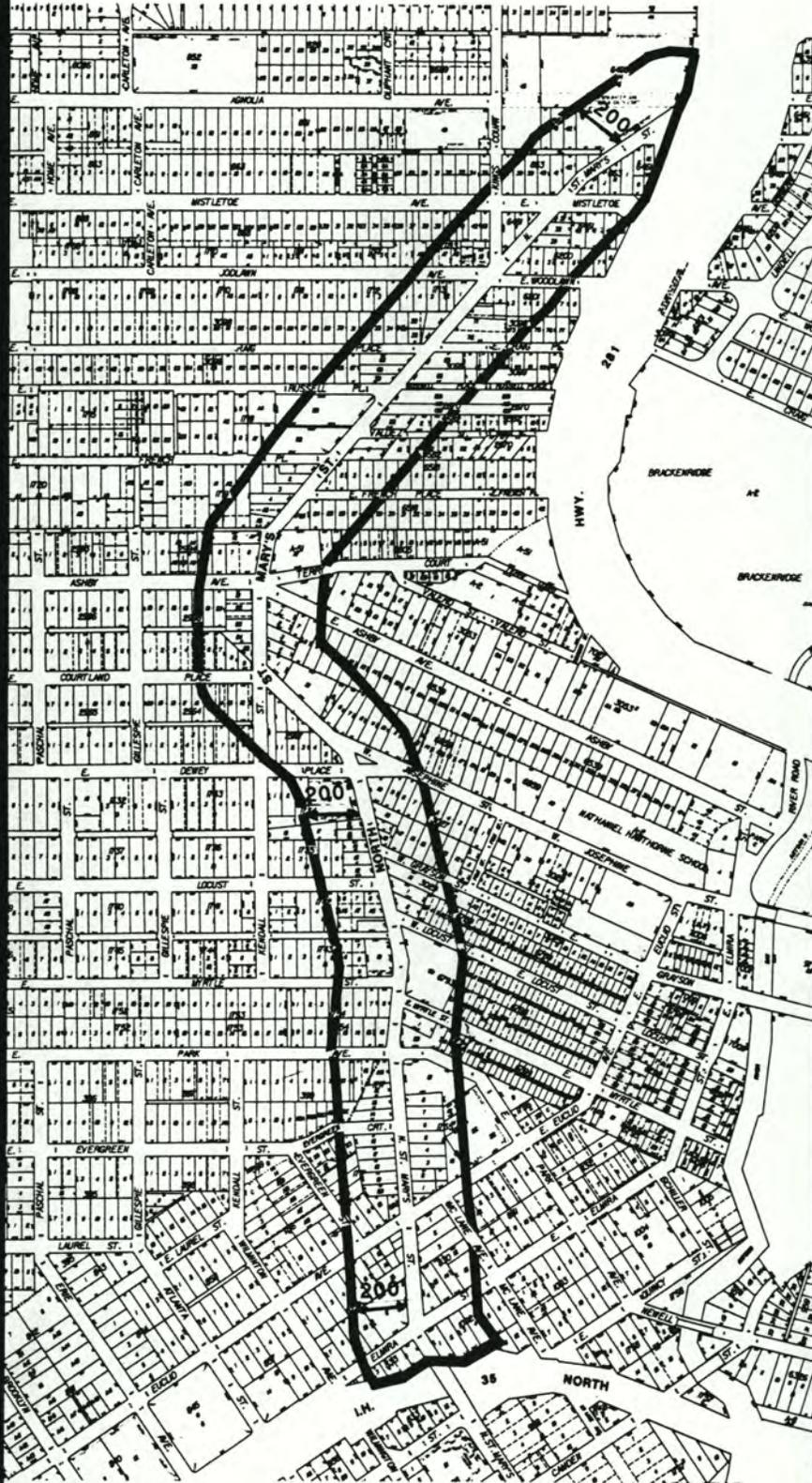
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(f) Off-premises signs. Off-premises signs are prohibited in this corridor district.

(g) Maximum sign height. The maximum height for on-premises signs are thirty (30) feet for pole signs and forty (40) feet for multiple tenant signs.

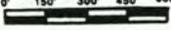
(h) Maximum signs size. The maximum allowable sign areas for on-premises signs are two hundred (200) square feet for pole signs and three hundred fifty (350) square feet for multiple tenant signs.

# NORTH ST. MARY'S ST. URBAN CORRIDOR



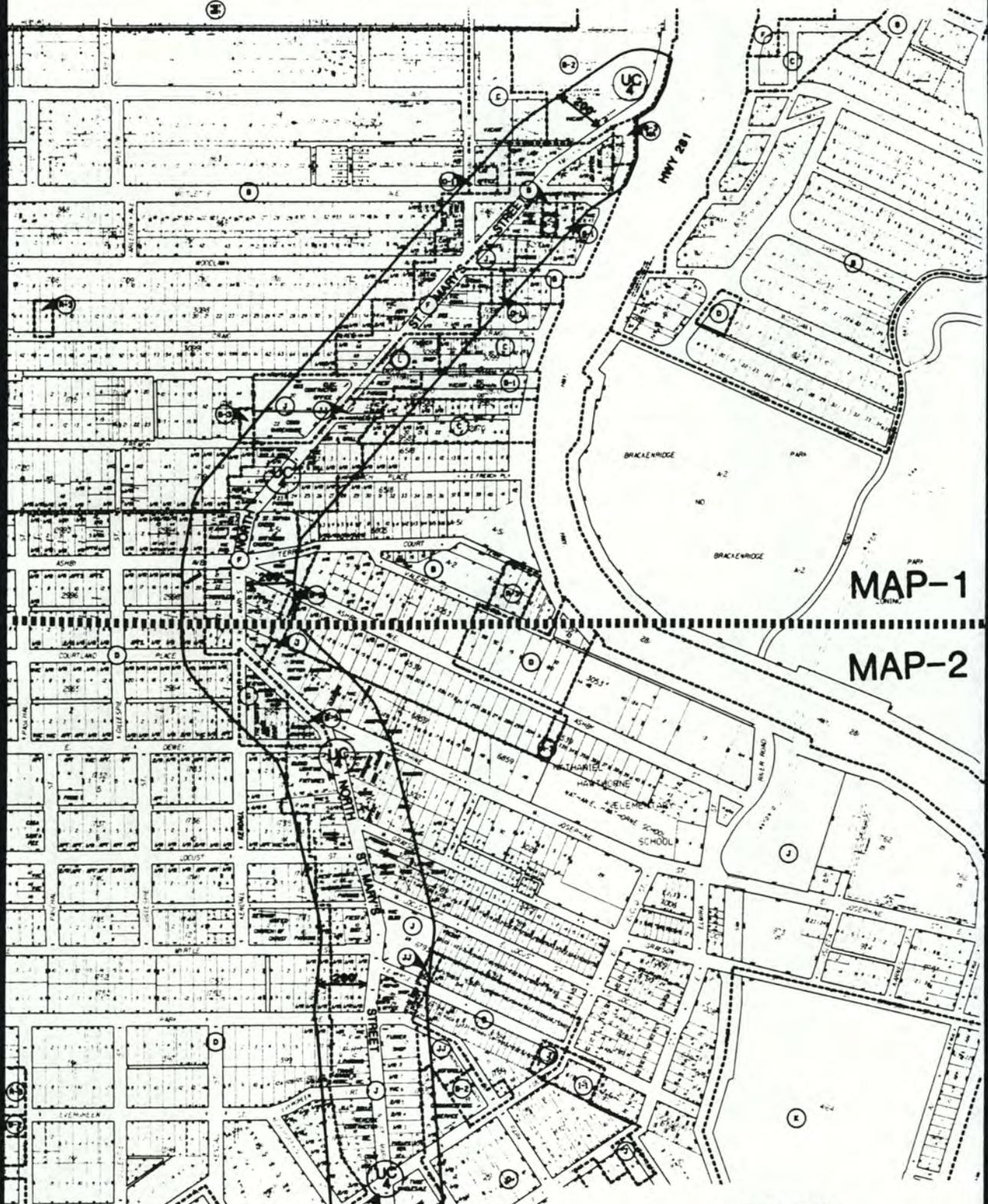
## LEGEND

CITY COUNCIL DISTRICT - 1  
URBAN CORRIDOR BOUNDARY

NORTH  SCALE 1"= 

DEPARTMENT OF PLANNING  
SAN ANTONIO, TEXAS

# NORTH ST. MARY'S ST. URBAN CORRIDOR



MAP-1  
MAP-2

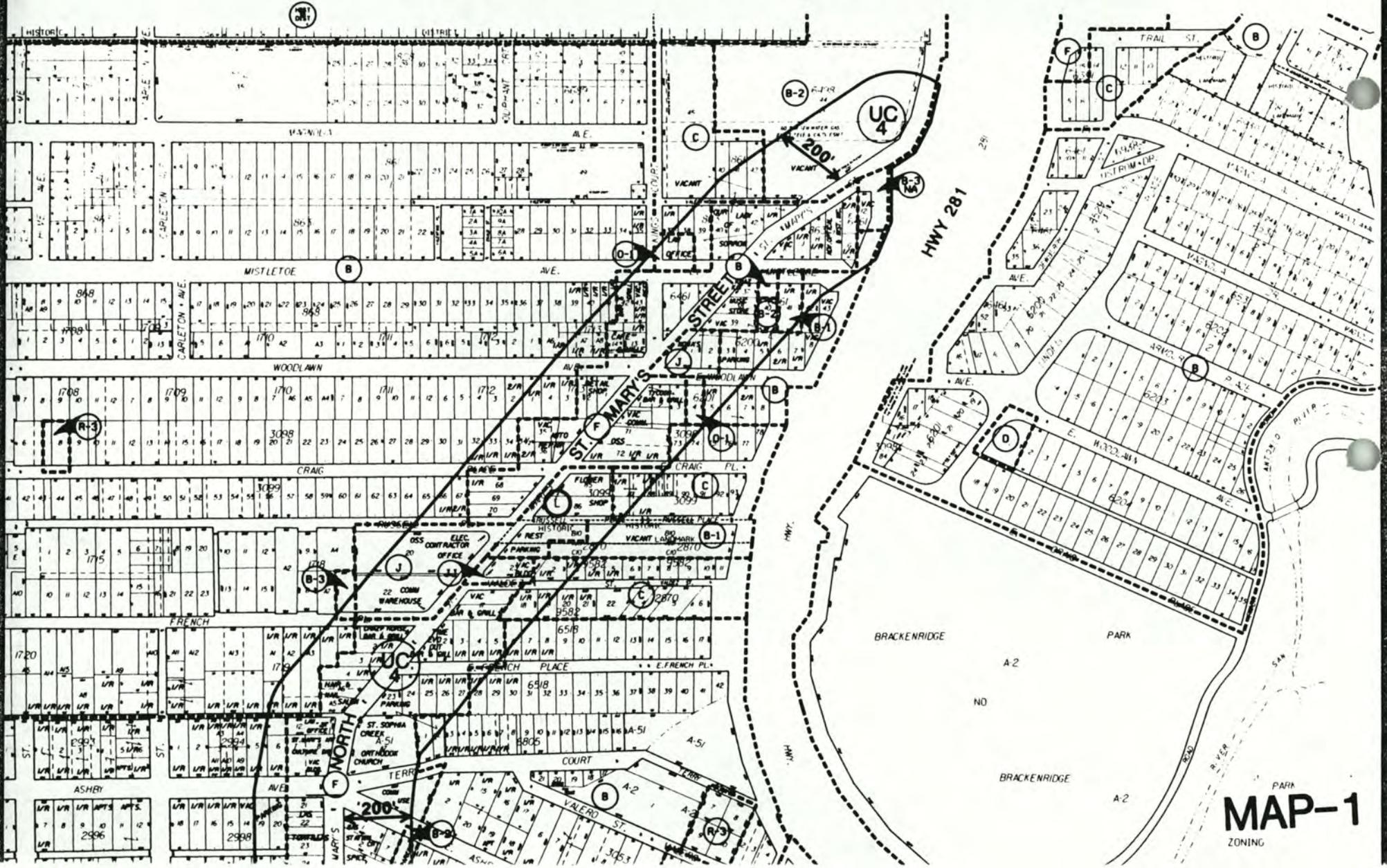
ZONING CASE:  
**Z94185**

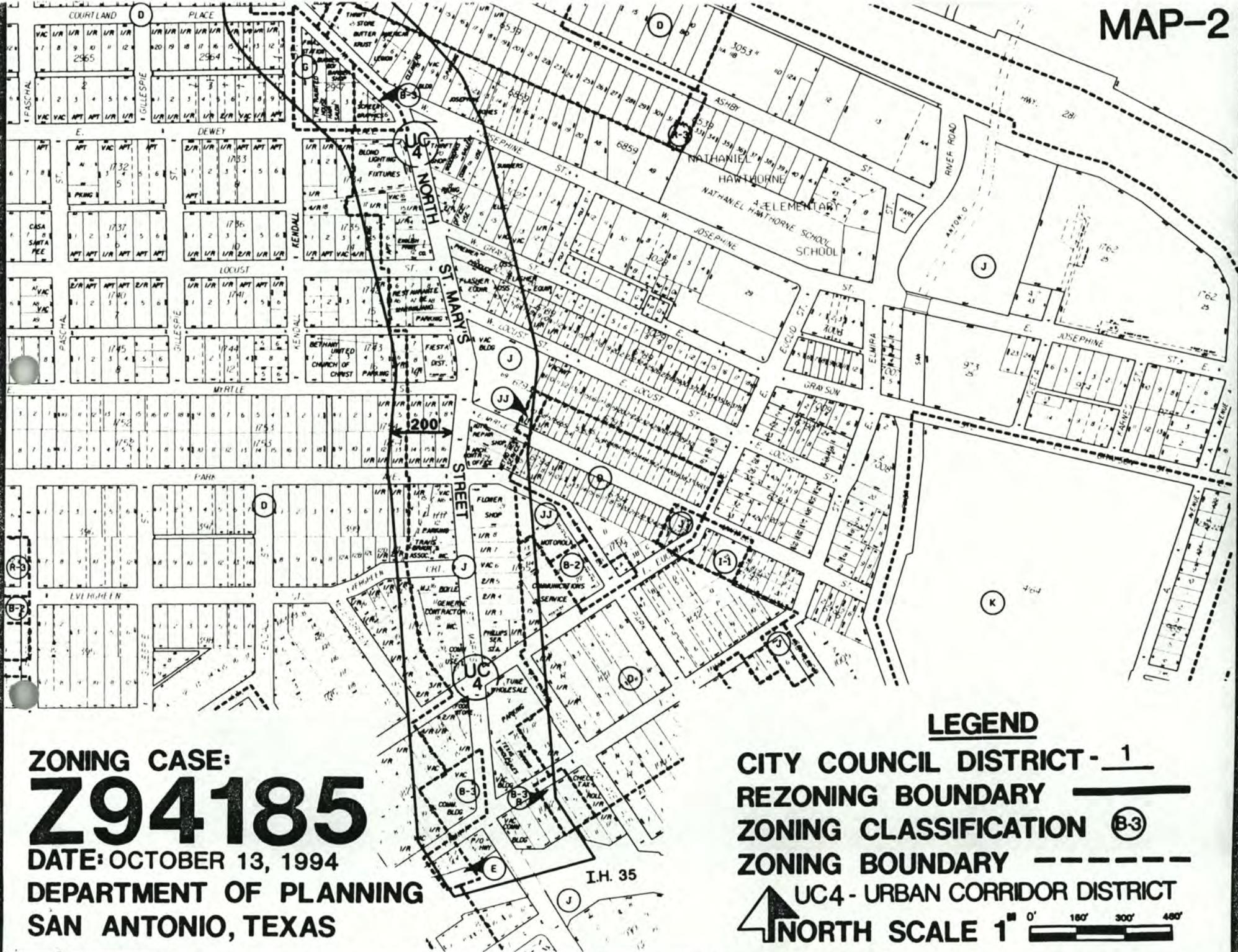
DATE: OCTOBER 13, 1994  
DEPARTMENT OF PLANNING  
SAN ANTONIO, TEXAS

**LEGEND**

- CITY COUNCIL DISTRICT - 1
- REZONING BOUNDARY ———
- ZONING CLASSIFICATION (53)
- ZONING BOUNDARY - - - - -
- UC4 - URBAN CORRIDOR DISTRICT
- NORTH SCALE 1" = 100'

# NORTH ST. MARY'S ST. URBAN CORRIDOR





ZONING CASE:  
**Z94185**

DATE: OCTOBER 13, 1994  
 DEPARTMENT OF PLANNING  
 SAN ANTONIO, TEXAS

**LEGEND**

- CITY COUNCIL DISTRICT - 1
- REZONING BOUNDARY **———**
- ZONING CLASSIFICATION **(B-3)**
- ZONING BOUNDARY **- - - - -**
- UC4 - URBAN CORRIDOR DISTRICT
- ▲** NORTH
- SCALE 1" = 180' 300' 480'

AN ORDINANCE

ESTABLISHING THE NORTH ST. MARY'S STREET  
URBAN CORRIDOR DISTRICT

\* \* \* \* \*

WHEREAS, the quality of development within the City of San Antonio is, in large measure, dependent upon the quality of the zoning regulations and their effective administration; and

WHEREAS, the Zoning Commission is empowered to prepare and recommend rules and regulations pertaining to zoning; and

WHEREAS, separate ordinances are required to designate each district; and

WHEREAS, the North St. Mary's Street area meets the criteria to be designated as an urban corridor district; and

WHEREAS, the development and sign standards for the North St. Mary's Street area comply with the requirements addressed in the urban corridor enabling ordinance; and

WHEREAS, the Zoning Commission held a public hearing on August 16, 1994 in order to receive comments on the proposed district from parties in interest and other citizens; and

WHEREAS, this amendment will assist City Council in fulfilling its function of ensuring the public health, safety, and welfare; NOW THEREFORE:

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

The North St. Mary Street Urban Corridor District ordinance attached hereto and incorporated herein, is approved for adoption as part of the city code.

PASSED AND APPROVED this 13th day of October, 1994.

ATTEST:

City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney