South Presa Metropolitan Corridor

Design Standards Manual

City of San Antonio
April 21, 2011

Page intentionally left blank.

Table of Contents

Boundary Map 2

Executive Summary 3

Design Standards Summary Table 5

Design Standards 11
A. Building Setback 11
B. Siting, Grading 11
C. Natural Areas (Bufferyards) 11
D. Landscaping 12
E. Lighting 12
F. Driveway Size and Sidewalks 13
G. Parking and Off-Street Loading 14
H. On-Premises Free Standing Signs 16
I. On-Premises Attached Signs 17
J. Off-Premises Signs 17
K. Building Materials 17
L. Fences/Walls 18
M. Screening 19
N. Utilities 19
O. Satellite Dishes and Components 20
P. Solar Panels and Components 20

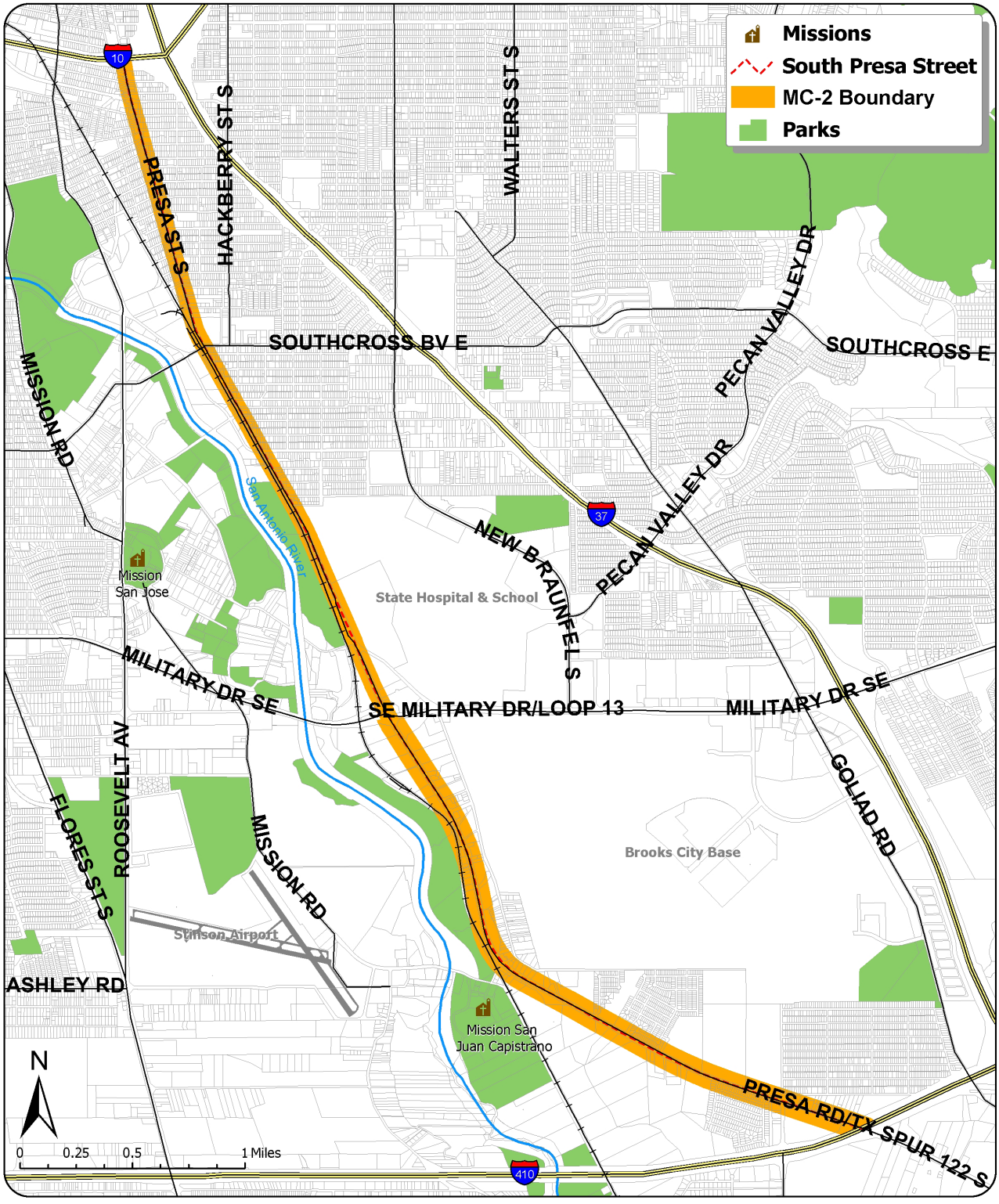
Appendix

A. Definitions..... 23

B. River Improvement Overlay Districts (RIO) Map 24

C. City Council Ordinance 25

Boundary Map



Data Source: City of San Antonio, Bexar Metro 911, Bexar Appraisal District

Author: Rebecca Paskos
Date: 30 March 2011
Map File Location: K:\Neighborhoods\OVERLAY DISTRICTS\South Presa\Maps
Filename: SouthPresaCOD_Boundaries_20110330

South Presa Metropolitan Corridor Overlay District (MC-2) Boundary

Executive Summary

Basic Statistics

Length:	6.17 miles along South Presa Street
Acreage:	Approximately 365.65 acres
Parcels:	Approximately 555
South Presa Street Major Thoroughfare Designation:	Secondary Arterial Type B from IH-10 to Southeast Military and Secondary Arterial Type A from Southeast Military to Loop 410
Affected Area:	Properties within 200 feet from the centerline of South Presa Street from IH-10 to Southeast Military; and properties within 300 feet from the centerline of South Presa Street from Southeast Military to Loop 410
Existing Overlay Zoning:	"RIO-5" River Improvement Overlay District-5, "RIO-6" River Improvement Overlay District-6, "H" Mission Historic District, "HS" Historic Significant, "HL" Historic Landmark, and "AHOD" Aiport Hazard Overlay District

Initiation and Adoption

The South Presa Metropolitan Corridor designation process was initiated by City Council Resolution 2010-03-18-0018R adopted by City Council on March 18, 2010. Two public hearings were scheduled in front of the Zoning Commission for recommendation to the City Council in March and April 2011. One public hearing for consideration of adopting the South Presa Metropolitan Corridor was held before City Council in April 2011. City Council adopted the South Presa Metropolitan Corridor on April 21, 2011.

Public Involvement

Two initial public meetings were held in September and October 2010 to invite the public to learn about the planning program for the South Presa Metropolitan Corridor and to become part of the Planning Team. The Planning Team consisted of twenty-six members representative of property owners, business owners, residents, neighborhood associations, comunity organizations, and area non-profit organizations. Five Planning Team Work Sessions were held from November 2010 through February 2011. Midway through the planning process, a third public meeting was held to inform the public about the work of the Planning Team thus far. Two public meetings in an open house format were held in February 2011.

Designation Criteria

In order to be designated as a Metropolitan Corridor, South Presa must meet the criteria detailed in the Unified Development Code (UDC), §35-339.01. In meeting the first criteria for designation, the Major Thoroughfare Plan identifies South Presa from IH-10 to SE Military as a secondary arterial type B and from SE Military to Loop 410 as a secondary arterial type A. South Presa is located near many of the historic sites along the San Antonio River including burial grounds, colonial acequias, and San Juan

Capistrano Mission. Moreover, the improvements to the San Antonio River as part of the Historic Mission Reach of the River Improvements Project, multiple privately owned and funded mixed-use developments, and other catalytic projects in the area including the Stinson Airport expansion are expected to drive redevelopment along South Presa.

Applicability

- The width of the South Presa Metropolitan Corridor (MC-2) varies depending on street type designation in the Major Thoroughfare Plan.
  - From IH-10 to Southeast Military, South Presa Street is classified as a Secondary Arterial Type B therefore the corridor overlay district is two hundred (200) feet from either side of the centerline of South Presa Street.
  - From Southeast Military to Loop 410, South Presa Street is classified as a Secondary Arterial Type A therefore the corridor overlay district is three hundred (300) feet from either side of the centerline of South Presa Street.
- The South Presa Metropolitan Corridor (MC-2) design standards shall not apply to single family residential uses as long as the use is maintained as a single family residential use.
- For properties located within the boundaries of the South Presa Metropolitan Corridor (MC-2) and also located within a River Improvement Overlay (RIO) District, the RIO standards shall take precedence.
- Projects located within the boundaries of a historic district (H) or designated as historic significant (HS), historic exceptional (HE), or historic landmark (HL) shall require approval by the Historic Preservation Officer (HPO).

Design Standards Summary Table

Element	Location		Standards (Mandatory)	Guidelines (Voluntary)	Summary
	North of SE Military[1]	South of SE Military[2]			
A. Building Setback	■		■		A.1. The maximum front setback is 35 feet. (p. 11)
		■	■		A.2. The minimum front setback is 15 feet. (p. 11)
B. Siting, Grading	■	■		■	B.1. The natural topography should be respected and low impact development practices be implemented. (p. 11)
C. Natural Area (Bufferyards)	■	■	■		C.1. Preserve all healthy or non-diseased existing vegetation within the street yard. (p. 11)
	■	■		■	C.2. Trails/sidewalks may be located within the bufferyard. (p. 11)
	■	■		■	C.3 Boulders may be part of the landscape design. (p. 11)
		■	■		C.4. The front bufferyard must be type C. (p. 11)
		■	■		C.5 Direct view of all structures, parking lots, or loading areas from the street must be obscured. (p. 11)
D. Landscaping	■	■	■		D.1. Plants utilized to fulfill the landscaping requirements must be selected from the list of native plants. (p. 12)
	■	■	■		D.2. The original path of Spanish colonial acequias shall be incorporated as a landscape feature. (p. 12)

Element	Location		Standards (Mandatory)	Guidelines (Voluntary)	Summary
	North of SE Military[1]	South of SE Military[2]			
D. Landscaping (cont.)	■	■	■		D.3 Storm water retention/ detention facilities located in the street yard shall be integrated as a landscape feature. (p. 12)
	■	■	■		D.4. All outdoor seating areas shall include landscaping features. (p. 12)
	■	■	■		D.5. Water features shall include a maintenance plan and use recycled water. (p. 12)
	■		■		D.6. Landscape plans shall earn a minimum of 25 points for elective requirements. (p. 12)
	■			■	D.7. Payment to the tree mitigation fund is an acceptable form of mitigation for tree removal. (p. 12)
		■	■		D.8. Landscape plans shall earn a minimum of 85 points for elective requirements. (p. 12)
		■	■		D.9. Payment to the tree mitigation fund is not an acceptable form of mitigation for tree removal. (p. 12)
		■	■		D.10. A planting strip is required on the street wall façade for buildings that do not abut a bufferyard and have a minimum 35 foot deep street yard. (p. 12)
E. Lighting	■	■	■		E.1. Exterior lighting fixtures shall include a cutoff angle of 90 degrees or less. (p. 12)
	■	■	■		E.2. Fixtures utilized to illuminate building exteriors or details shall include a cutoff angle of 90 degrees or less. (p. 13)
	■	■	■		E.3. Up lighting is permitted under a canopy or awning. (p. 13)

Element	Location		Standards (Mandatory)	Guidelines (Voluntary)	Summary
	North of SE Military[1]	South of SE Military[2]			
E. Lighting (Cont.)	■	■	■		E.4. Exposed neon lighting is prohibited except if used to restore or repair an existing sign or lighting fixture. (p. 13)
F. Driveway Size and Sidewalks	■	■	■		F.1. A continuous pedestrian circulation system is required. (p. 13)
	■	■	■		F.2. Reduce the number of driveways and/ or the width of driveways. (p. 14)
G. Parking and Off-Street Loading	■	■	■		G.1. A single row of parking is allowed in the front yard. (p. 14)
	■	■	■		G.2. Parking areas must be screened. (p. 14)
	■	■	■		G.3. Parking areas in the rear or side yard with 10 or more spaces must include landscaped areas (pods). (p. 15)
	■	■	■		G.4. Loading docks are prohibited on the street wall facade. Loading areas located on the side of a structure shall be screened. (p. 15)
	■		■		G.5. Surface parking lots with 10 or more parking spaces shall include canopy trees which shade a minimum of 25% of the parking lot. (p. 15)
		■	■		G.6. Surface parking lots with 10 or more parking spaces shall include canopy trees which shade a minimum of 35% of any individual parking lot. (p. 16)

Element	Location		Standards (Mandatory)	Guidelines (Voluntary)	Summary
	North of SE Military[1]	South of SE Military[2]			
H. On-Premises Free Standing Signs	■	■	■		H.1. Maximum message area and height are defined. (p. 16)
	■	■	■		H.2. Bases and supports for freestanding signage shall be clad in a masonry finish. (p. 16)
	■	■	■		H.3. The base of the sign shall be landscaped. (p. 16)
I. On-Premises Attached Signs	■	■	■		I.1. On-premises attached signs are permitted subject to restrictions. (p. 16)
J. Off-Premises Signs	■	■	■		J.1. Installation of new off-premises signs is not permitted. (p. 17)
K. Building Materials	■	■	■		K.1. Primary building materials are defined. (p. 17)
	■	■	■		K.2. Materials not listed as a primary material may be used as an accent material on up to 25% of any facade. (p. 18)
	■	■	■	■	K.3. Earthtone colors are recommended; neon or fluorescent colors may not exceed 25% of the street wall façade. (p. 18)
	■	■	■	■	K.4. Limited use of security bars and gates. (p. 18)
	■	■	■		K.5. Metal overhead doors within the street wall façade are prohibited. (p. 18)
	■	■	■		K.6. Permitted materials for overhead doors located on the street wall façade are defined. (p. 18)
L. Fences/Walls	■	■	■		L.1. Permitted materials for fences/walls are defined. (p. 18)
	■	■	■		L.2. Use of chain link fencing is limited. (p. 18)

Element	Location		Standards (Mandatory)	Guidelines (Voluntary)	Summary
	North of SE Military[1]	South of SE Military[2]			
L. Fences/Walls (Cont.)	■	■	■		L.3. Fences/walls within the street wall facade must be screened. (p. 18)
	■	■	■	■	L.4. If painted, pastel or earthtone colors are preferred. Neon or fluorescent colors may not exceed 25% of the area of the fence/wall. (p. 18)
M. Screening	■	■	■		M.1. Outside storage and service areas, storage tanks, refuse storage areas, dumpsters, compactors, and air conditioning/ heating equipment, shall be screened. (p. 19)
	■	■	■		M.2. Parking structures shall be screened. (p. 19)
N. Utilities	■	■	■		N.1. Utility boxes, utility pillars, utility cabinets, and other utility equipment including backflow prevention equipment shall be screened. (p. 19)
O. Satellite Dishes and Components	■	■	■		O.1. Satellite dishes and components shall be screened. (p. 20)
P. Solar Panels and Components	■	■	■		P.1. Solar systems and components shall be screened. (p. 20)

1 North of SE Military is the northern portion of the overlay bounded by IH-10 to the north and SE Military to the south and is two hundred (200) feet from either side of the centerline of South Presa Street.
2 South of SE Military is the southern portion of the overlay bounded by SE Military to the north and Loop 410 to the south and is three hundred (300) feet from either side of the centerline of South Presa Street.

Page intentionally left blank.

Design Standards

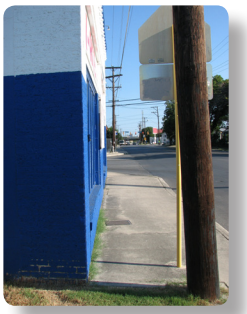
A. Building Setback

North of SE Military

A.1. The maximum front setback north of SE Military shall be thirty-five (35) feet.

South of SE Military

A.2. The minimum front setback south of SE Military shall be fifteen (15) feet.



An example of a zero foot setback.

B. Siting, Grading

General to All

B.1. It is recommended that the natural topography of the site be respected to the maximum extent possible and low impact development practices be implemented.

C. Natural Areas (Bufferyards)

General to All

C.1. All healthy or non-diseased existing vegetation within the street yard shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/or vehicular access to the site. Pedestrian access to the site should be oriented and designed to avoid all healthy or non-diseased existing vegetation, whenever possible.

- Non-native, invasive tree species as specified in UDC §35-523 and non-native and/ or invasive understory plants shall not be subject to this requirement.
- Preserved trees and understory within this area shall be eligible to obtain landscaping points for elective criteria in accordance with UDC §35-511 and count toward the tree preservation and canopy requirements in UDC §35-523.

C.2. Trails/sidewalks may be located within the bufferyard.

C.3 Boulders may be part of the landscape design.

An example of tree preservation, use of native plants, and use of boulders in the landscape design.

An example of the use of a trail within the bufferyard.

South of SE Military

C.4. The front bufferyard south of SE Military shall be type C, fifteen (15) feet, as specified in UDC Table 35-510-2.

C.5 Tree canopy and understory south of SE Military shall be placed in such a manner to obscure direct view of all structures, parking lots, or loading areas on the street wall facade.

D. Landscaping

General to All

D.1. Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in the UDC Appendix E.

D.2. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, the original path of the acequia shall be incorporated as a landscape feature of the site by including it as part of the landscape design.

D.3 If located within the street yard, storm water retention/ detention facilities shall be integrated as a landscape feature using native Texas plants in the San Antonio Recommended Plant List found in UDC Appendix E.

D.4. All outdoor seating areas shall include landscaping features.

D.5. Water features such as fountains are encouraged. If water features are included, site design details shall include a maintenance plan and use recycled water.

Storm water retention facility that is integrated as part of the landscape feature near Gold Canyon Road.

North of SE Military

D.6. In addition to the mandatory landscaping requirements established by UDC §35-511, landscape plans north of SE Military shall earn a minimum of twenty-five (25) points for elective requirements. Points are awarded based on the criteria specified in UDC §35-511.

D.7. If mitigation is required to compensate for removal of trees pursuant to UDC §35-523, payment to the tree mitigation fund is an acceptable form of mitigation.

South of SE Military

D.8. In addition to the mandatory landscaping requirements established by UDC §35-511, landscape plans south of SE Military shall earn a minimum of eighty-five (85) points for elective requirements. Points are awarded based on the criteria specified in UDC §35-511.

D.9. If mitigation is required to compensate for removal of trees pursuant to § UDC 35-523, payment to the tree mitigation fund is not an acceptable form of mitigation south of SE Military.

D.10. Street wall building facades south of SE Military that do not abut a bufferyard and have a minimum thirty-five (35) foot deep street yard shall have a minimum three (3) foot wide planting strip along no less than thirty (30) percent of the street wall façade.

E. Lighting

General to All

E.1. Exterior lighting fixtures for parking lots, walkways, and building entrances shall include a cutoff angle of ninety (90) degrees or less and be positioned so as to not emit light above the horizontal plane. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.

Example of a downward lighting fixture.

E.2. Building exteriors and architectural details may be illuminated, but only such that the light generated is directed at a downward angle toward the surface to be illuminated (down lighting). Fixtures utilized to illuminate building exteriors or details shall include a cutoff angle of ninety (90) degrees or less.

E.3. A fixture that allows for indirect up light is permitted under a canopy or awning provided that the canopy or awning is opaque and no portion of the lamp or any part of the lens or diffuser is visible from beyond the canopy or awning and no up-light is emitted beyond the canopy.

E.4. Exposed neon lighting is prohibited except if used to restore or repair an existing sign or lighting fixture.

F. Driveway Size and Sidewalks

General to All

F.1. A minimum four (4)-foot wide continuous pedestrian circulation system shall connect all publicly accessible buildings within a site to the right-of-way sidewalk abutting the site, all other publicly accessible buildings within the site, adjacent parcels, and any existing or planned pedestrian circulation systems to the site.

- For developments with multiple vehicular ingress/ egress drives, there shall be at least one (1) pedestrian ingress/ egress connection from the right-of-way sidewalk to the pedestrian circulation system on the site for each vehicular ingress/ egress drive provided.
- The pedestrian circulation system shall be constructed of an all weather surface for pedestrian walkways and access.
- The pedestrian circulation system may meander to protect trees and understory and other landscape features.
- The continuous pedestrian circulation system shall be separated from parking stalls, streets, and drives with a combination of landscaping and edging, and must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barrier.
- The pedestrian circulation system may cross loading areas, streets, and drives, but in such cases shall include high visibility pavement markings and brick inlays or textured surface.
- For lots with at least thirty-five (35) feet building setback, it is encouraged that a minimum thirty-five (35) percent of the pedestrian circulation system is shaded using shade trees and/or a canopy.

Examples of pedestrian circulation systems with shading, vegetation, and different materials.

F.2. Reduce the number of driveways and/ or the width of driveways on existing developed properties to minimize the potential for conflict between pedestrians, bicyclists, and vehicles.

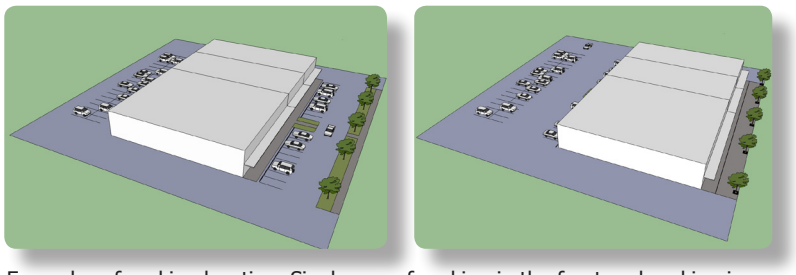
- Driveway widths shall not exceed twenty-four (24) feet unless the driveway is located at a signalized intersection or is utilized as a shared driveway.
- Where shared driveways are utilized but are not at a signalized intersection, the driveway width shall not exceed thirty (30) feet.

Example of a driveway with parking on the side.

G. Parking and Off-Street Loading

General to All

G.1. Parking areas within the front yard are discouraged. Where parking in the front yard is necessary to meet parking requirements, parking areas in the front yard shall be limited to a single row of parking placed between the façade of the structure and the front property line.


Examples of parking location. Single row of parking in the front and parking in the rear (left). No parking in the front with all parking placed in the rear (right).

G.2. Parking areas shall be screened from view of the public right-of-way and internal or private streets to a minimum height of three (3) feet by utilizing one of the methods described below:

- Landscaping that achieves the minimum height and forms an opaque visual barrier at maturity. Landscaping shall include native, drought tolerant, and heat resistant plants listed in the San Antonio Recommneded Plant List found in the UDC Appendix E;
- Construction of a wall of approved building materials (See section K of this document). Landscaping should be installed in such a fashion that it blocks access to the wall in order to discourage graffiti. The screening wall may also be painted with a mural or other artwork intended to discourage graffiti; or

An example of parking lot screening utilizing dense vegetation.

- Installation of an earthen berm with dense landscaping. Landscaping shall include native, drought tolerant, and heat resistant plants listed in the San Antonio Recommneded Plant List found in the UDC Appendix E.
- Tree and understory preservation may be utilized to satisfy the parking lot screening requirement and shall count toward the tree preservation and canopy requirements in UDC §35-523.
- Parking lot screening installed to satisfy this requirement shall be eligible to obtain landscaping points for elective criteria in accordance with UDC §35-511.

G.3. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods must be located and designed in such a fashion that parking lot massing is reduced.

- Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system.
- Pods must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

Example of pods with curbs in a surface parking lot.

An example of a grouping of pods used for tree preservation and parking lot shading.

G.4. Loading docks are prohibited on the street wall facade. Loading areas located on the side of a structure shall be screened from view of the public right-of-way by an architectural building feature or other permanent structure.

North of SE Military

G.5. Surface parking lots with ten (10) or more parking spaces shall include canopy trees, as defined in UDC Appendix A, which shade a minimum of twenty-five (25) percent of any individual parking lot.

- All canopy trees shall be eligible to obtain landscaping points for elective criteria in accordance with UDC §35-511.
- If mitigation is required to compensate for removal of trees pursuant to UDC §35-523, payment to the tree mitigation fund is an acceptable form of mitigation.

An example of canopy trees that shade a surface parking lot.

South of SE Military

G.6. Surface parking lots with ten (10) or more parking spaces shall include canopy trees, as defined in UDC Appendix A, which shade a minimum of thirty-five (35) percent of any individual parking lot.
- All canopy trees shall be eligible to obtain landscaping points for elective criteria in accordance with UDC §35-511.
- If mitigation is required to compensate for removal of trees pursuant to UDC §35-523, payment to the tree mitigation fund is not an acceptable form of mitigation south of SE Military.

H. On-Premises Free Standing Signs

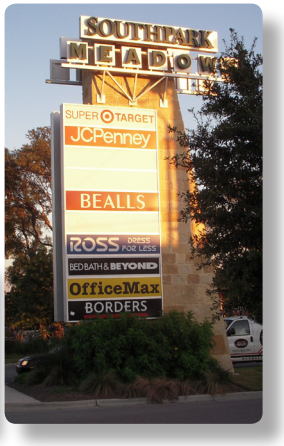
General to All

H.1. Maximum message area and height shall be:

	Maximum Message Area (Square Feet)	Maximum height (feet)
North of SE Military	Single or dual tenants: 64 Multiple tenants: 96	Single or dual tenants: 10 Multiple tenants: 15
South of SE Military	Single tenant: 65 Dual tenants: 150 Multiple tenants: 200	Single tenant: 25 Dual tenants: 30 Multiple tenants: 40

H.2. Bases and supports for freestanding signage shall be clad in a masonry finish matching the primary structure.

H.3. The base of the sign shall be landscaped to include native, drought tolerant, and heat resistant plants, and must be installed in such a fashion that it blocks access to the sign in order to discourage graffiti and vandalism.



Examples of a single tenant and multiple tenants free standing sign with landscaping around the base.

I. On-Premises Attached Signs

General to All

I.1. On-premises attached signs are permitted subject to the following restrictions:

- Two (2) attached signs per tenant with an exterior public entrance are permitted. Attached signs, cabinet sign, channel letters (raised or incised) and painted or flat sign including wall signs, canopy signs, awning signs, projecting blade signs and vertical projecting signs are permitted and shall be designed as integral elements of the building design.
- Attached signs that project beyond the face of a building shall be located a minimum of eight (8) feet above grade.
- The maximum cumulative attached sign area as a percentage of the area of the façade shall be 15%.

Examples of attached signs: channel letters (left) and vertical projecting sign (right).

J. Off-Premises Signs

General to All

J.1. Installation of new off-premises signs shall not be permitted.

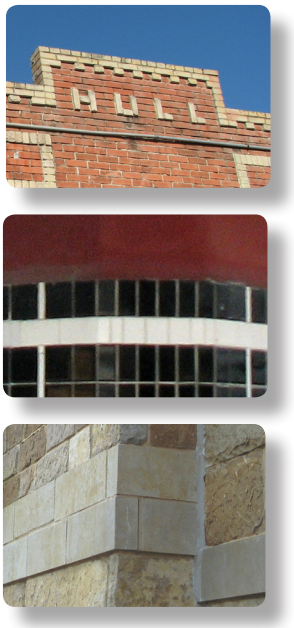
Example of an off-premises sign.

K. Building Materials

General to All

K.1. The following materials shall be permitted for use as primary building materials on all exterior street wall façades that are visible from the public right-of-way:

- Natural stone;
- Cultured or cast stone;
- Decorative concrete panel;
- Architecturally finished block (i.e. burnished block, split faced block)
- Architecturally finished pre-cast or poured in place concrete wall (i.e. tilt-up wall or tilt wall) that is profiled, sculpted or otherwise provides three dimensional interest;
- Glass block;
- Transparent glass;
- Brick or brick veneer;
- Stucco or EIFS;
- Fiber cement siding (i.e. hardiplank); and/or
- Tile



Examples of some approved materials for the primary street wall facade: brick, tile, and cultured stone.

K.2. Materials not included in the above list of permitted primary materials may be used as an accent material on the street wall façade. The total area of all accent materials shall not exceed twenty-five (25) percent of the street wall facade.

K.3. It is recommended that painted surfaces within the street wall façade be painted in pastel or earthtone colors. Neon or fluorescent painted surfaces greater than twenty-five (25) percent of the street wall façade shall not be permitted.

K.4. Security bars and gates (burglar bars) are discouraged.
- If security bars are utilized, they shall be mounted to the interior of the building and shall be integral to the architectural design of the building.
- If security gates are utilized, they should be mounted on the interior of the building and fully retract so as not to be visible during business hours.

K.5. Metal overhead doors within the street wall façade shall be prohibited.

K.6. Overhead doors located on the street wall façade shall be constructed of transparent glass panels with wood or metal.

L. Fences/Walls

General to All

Example of a wall within the streetwall facade with landscaping.

L.1. Fences/walls visible from the public right-of-way shall be constructed or fully clad with materials from the permitted building materials list (see section K of this document), ornamental metal, wrought iron, or welded wire.

L.2. Chain link fences in the front yard are prohibited. Chain link fences in the side and the rear yard shall include vinyl coating or vinyl slats.

Example of a chain link fence with vinyl slats.

L.3. Fences/walls within the street wall facade shall be screened with landscaping that includes native, drought tolerant, and heat resistant plants. Landscaping should be installed in such a fashion that it blocks access to the wall in order to discourage graffiti and vandalism.

L.4. It is recommended that fences/walls if painted within the street wall façade be painted in pastel or earthtone colors. Neon or fluorescent painted surfaces greater than twenty-five (25) percent of the area of the fence/wall street façade are not permitted.

M. Screening

General to All

M.1. Outside storage and service areas, storage tanks, refuse storage areas, dumpsters, compactors, and air conditioning/ heating equipment, shall be screened from view of public right-of-ways and all publicly accessible areas within the site.

- Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section K of this document) with wooden or metal gates. Air conditioning/ heating equipment may be screened with dense vegetation to a minimum height of three (3) feet. Painted concrete masonry units (cinder blocks) and/or chain link fence with vinyl slats are prohibited materials for screening.
- Sites that include multiple screening enclosures shall utilize a consistent design for all enclosures.

Examples of solid walled enclosures to screen a dumpter (left) and mechanical equipment (right).

- Roof top mounted equipment shall be screened from view of abutting public right-of-ways and private streets through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials.

M.2. Parking areas within parking structures shall be screened from view of public right-of-ways and private streets to a minimum height of five (5) feet. Screening may be achieved by dense landscaping, or berms and landscaping.

N. Utilities

General to All

N.1. Utility boxes, utility pillars, utility cabinets, and other utility equipment including backflow prevention equipment shall be screened from view of public right-of-ways. Screening may be achieved by construction of a solid walled enclosure with approved building materials (see section K of this document), evergreen plant materials with irrigation, or landscaped earthen berm.

O. Satellite Dishes and Components

General to All

O.1. Satellite dishes and components shall be screened from view of public right-of-ways, all publicly accessible areas on site, and adjacent properties to the extent permitted by federal law. Screening may be achieved by:

- Construction of a solid walled enclosure with approved building materials (see section K of this document);
- Evergreen plant materials or landscaped earthen berm.
- Roof top mounted satellite dishes and components shall be screened through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials (see section K of this document).

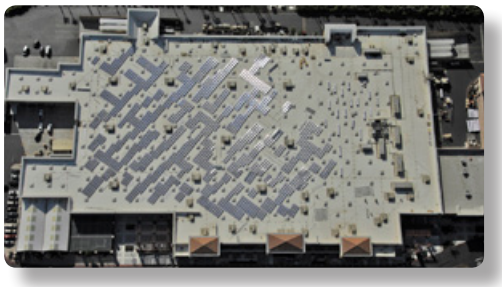
Example of un-screened satellite dishes not permitted in the corridor district.

P. Solar Panels and Components

General to All

P.1. Solar systems and components shall be screened from view of public right-of-ways. Screening may be achieved by:

- Construction of a solid walled enclosure with approved building materials (see section K of this document) and evergreen plant materials with irrigation, or landscaped earthen berm.
- Roof top mounted solar systems and components shall maintain a low profile, be screened through the use of parapet walls, mansard roof forms, or other permanently affixed, solid, opaque building materials (see section K of this document), and provide decorative supports.
- In lieu of screening, solar systems and components may be integrated into the design of the structure



Example of roof top mounted solar systems screened from the street view through parapet walls.

Example of solar panels that are integrated into the structural design.

APPENDIX

A. Definitions..... 23

B. River Improvement Overlay Districts Map 24

C. City Council Ordinance 25

Page intentionally left blank.

A. Definitions

All weather surface (pedestrian walkways and access) – All weather surfaces shall constitute poured concrete, hot laid asphalt, or tile/ flagestone/brick/concrete block. The director of development services shall determine if other materials may fit within this category of surface. For pedestrian application, crusheed granite, marble and rock slag may be considered an all weather surface.

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. Earth tone is a color scheme that draws from a color palette of browns, brownish-reds, brownish-oranges, tans, grays, and greens. The colors in an earth tone scheme are muted and flat and emulate the colors found in native soil, trees, and rocks.

Native plants and trees – The species listed in Appendix E of the Unified Development Code, Chapter 35.

Pedestrian circulation system – Improved trails, sidewalks, and/or crosswalks that facilitate pedestrian movement within a site.

Publicly accessible – A building or area accessible to the public, including residents, customers, and employees. Maintenance, service, and outdoor storage yards/ areas are not considered publicly accessible if they are completely enclosed by solid walls so as to not be visible from beyond the maintenance, service, or outdoor storage yard/ area.

Screen – Any material used to partially or completely block the view of and provides spatial separation from an adjacent property or right-of-way.

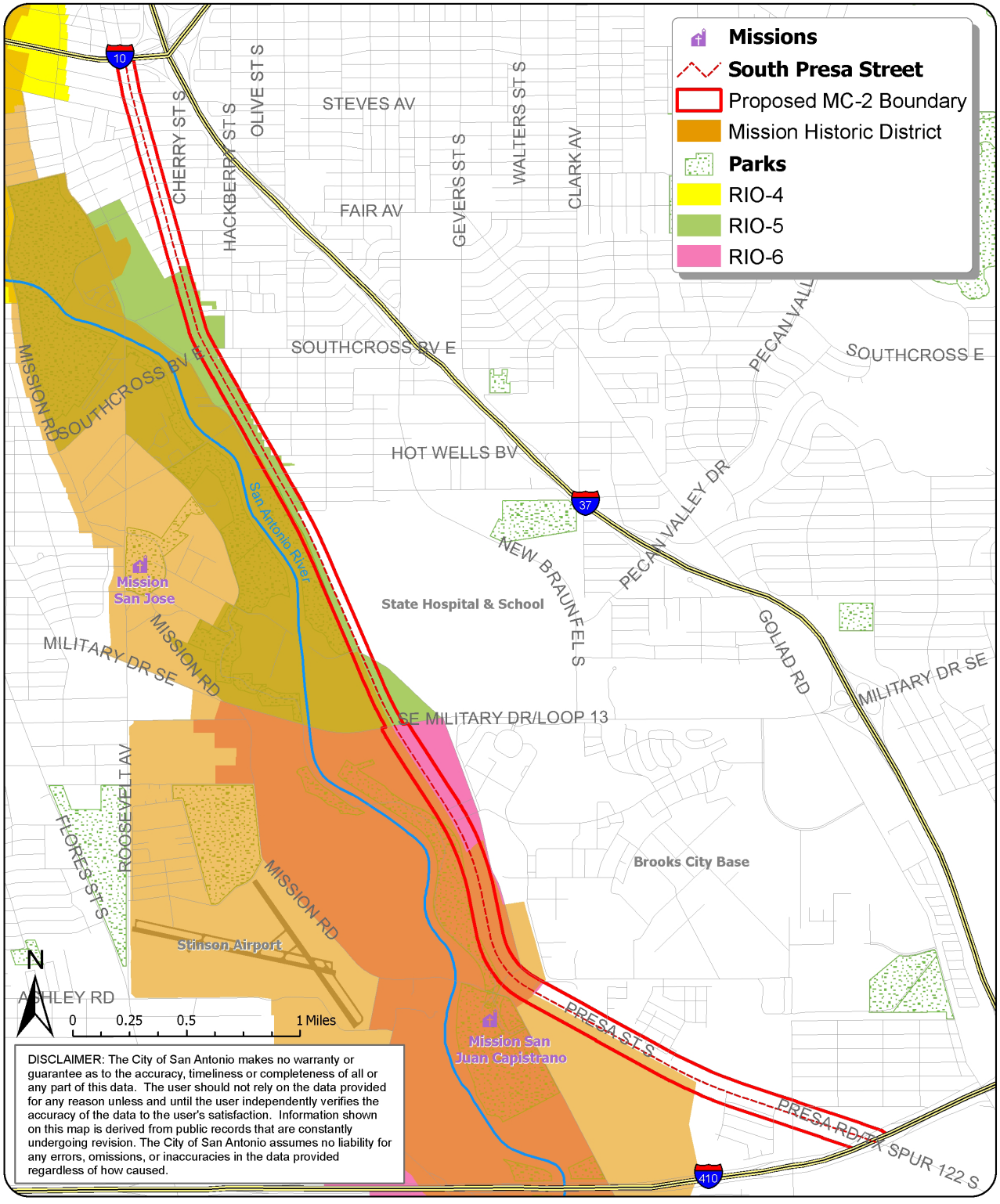
Street yard – The area of a lot or parcel which lies between the property line along a dedicated street and the actual wall line of the building or, if no building exists, to the rear property line. Such building wall lines extend outward from the corners of the buildings.

Street wall façade – That portion or portions of a wall or any permanent structure that is visible from and oriented parallel to a dedicated public right-of-way. For a structure that is not oriented parallel to the right-of-way, the street wall façade shall include all of the facades visible from the right-of-way and oriented at an angle greater than zero degrees but less than sixty (60) degrees to the right-of-way.

Unified Development Code (UDC) - Chapter 35 of the Code of Ordinances of the City of San Antonio. The UDC establishes standards and procedures for new development in the city. The purpose of the UDC is to implement the city's adopted masterplan and to provide clear rules about what is expected of applicants in order to gain approval to develop land in the city.

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

B. RIO Map



Data Source: City of San Antonio, Bexar Metro 911, Bexar Appraisal District

Author: Rebecca Paskos
Date: 11 March 2011
Map File Location: K:\Neighborhoods\OVERLAY DISTRICTS\South Presa\Maps
Filename: RIO_DOCUMENT_SPresa_20110311

South Presa Metropolitan Corridor River Improvement Overlay (RIO) Districts and Mission Historic District

C. City Council Ordinance

Reserved

For Additional Information Contact:
City of San Antonio
Department of Planning and Community Development
P. O. Box 839966
San Antonio, TX 78283-3966
(210) 207-0147
www.sanantonio.gov/planning