



City of San Antonio

Agenda Memorandum

File Number: 18-6290

Agenda Item Number: 14C.

Agenda Date: 11/15/2018

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, PE, CBO

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT: UDC Zoning Amendments

SUMMARY:

Amending the Unified Development Code (UDC), Chapter 35, of the City Code of San Antonio, Texas, with proposed changes to the following: A) Section 35-343 Infill Development Zone; B) Section 35-341 Mixed Use District; and C) Section 35-310.05a Single-Family Residential.

BACKGROUND INFORMATION:

Pursuant to a City Council Request (CCR) jointly submitted by Council Districts 1 and 7, Development Services staff was asked to review current Infill Development Zone regulations and bring forth possible recommendations to improve development standards that protect the essential character and integrity of San Antonio's established neighborhoods.

Development Services Department (DSD) staff organized an IDZ Task Force, consisting of 15 members from both neighborhoods and the development community. The Task Force met seven times to discuss proposed changes to current "IDZ" regulations. The Task Force also recommended changes to the "MXD" Mixed Use District regulations, and recommend adoption of two new small-lot single-family residential zoning categories.

During the first Planning Commission Technical Advisory Committee (PCTAC) meeting, several members expressed concern over specific regulations related to design requirements, size limitations, and allowances for minor amendments. Subsequently, DSD staff reconvened the IDZ Task Force, which has since recommended edits to the draft ordinance to address these concerns. PCTAC reconsidered the proposed recommendations on Monday, September 10, 2018, and recommended approval with some amendments and clarifications. Planning Commission considered the proposed recommendations on Wednesday, September 12, 2018, and recommended approval. The amendments and clarifications were incorporated in the proposed amendments and approved by Zoning Commission on Tuesday, October 2, 2018.

On Wednesday, October 17, 2018, the Comprehensive Planning Committee considered the proposed amendments and recommended that the item move forward for full City Council consideration with an amendment to the proposed “R-1” Residential Single-Family District and “R-2” Residential Single-Family District capping the maximum acreage to one (1) acre in order to prevent the oversaturation of small compact subdivisions. This amendment has been incorporated into the proposed ordinances to be considered by City Council.

ISSUE:

Current IDZ regulations, while broadly permissive, have led to conflict between the development community and the neighborhoods that they are attempting to build in. Currently, “IDZ” development standards are minimal and lack important detail. As a result, “IDZ” has garnered a reputation as an unpredictable development tool.

The proposed amendments to the “IDZ” regulations require more detail from applicants seeking that zoning district and give the public a much better understanding of the proposed project which will help to streamline projects that would otherwise be stalled by unpredictability, especially for smaller projects within established neighborhoods.

The IDZ Task Force also recommended that the current Mixed Use District regulations be updated by enhancing the site plan requirements and relaxing setbacks to open up the zone for development outside of Loop 410, where “IDZ” zoning is not available.

Lastly, the Task Force recommends the creation of two new zoning districts: “R-1” Residential Single-Family District and “R-2” Residential Single-Family District to ease the burdens on property owners that currently have no alternative than “IDZ” for the development of their property.

ALTERNATIVES:

As an alternative, the Zoning Commission may choose not to recommend approval of the proposed amendments to the Unified Development Code.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to the Unified Development Code for the Infill Development Zone, Mixed Use District and the Single-Family Residential Districts.