



City of San Antonio

Legislation Details (With Text)

File #: 18-5736

Type: Staff Briefing - Without Ordinance

In control: Comprehensive Plan Committee

On agenda: 10/17/2018

Title: Briefing and action on proposed Unified Development Code amendments related to zoning districts including the Single-Family Residential District, the Mixed Use District, and the Infill Development Zone. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]

Sponsors:

Indexes:

Code sections:

Attachments: 1. CCR, 2. IDZ Prior to November 1 Proposed Revisions Ordinance, 3. IDZ After November 1 Proposed Ordinance, 4. MXD Proposed Revisions Ordinance, 5. R-2 and R-1 Proposed Ordinance

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, PE, CBO

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT: UDC Zoning Amendments

SUMMARY:

Briefing on the proposed amendments to Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-343 Infill Development Zone, Section 35-310.05a Single-Family Residential, and Section 35-341 Mixed Use District.

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.

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 and Technical Advisory Committee (PCTAC) meeting, several members expressed concern over specific regulations related to design requirements, size limitations, and allowances for minor amendments. Subsequently, Development Services Department (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 by the PCTAC on Wednesday, September 12, 2018, and recommended approval. Zoning Commission recommended approval on October 2, 2018.

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 other 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:

City staff recommends the Comprehensive Plan Committee forward the revisions of the Unified Development Code for the Single-Family Residential District, the Mixed Use District, and the Infill Development Zone to the full City Council for consideration of approval.