



City of San Antonio

Agenda Memorandum

File Number: 17-4325

Agenda Item Number: 7.

Agenda Date: 8/2/2017

In Control: Governance Committee

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: All

SUBJECT:

Briefing and Discussion of a Council Consideration Request (CCR) to review and potentially bring forward amendments to Section 35-343 "IDZ" Infill Development Zone.

SUMMARY:

Councilmembers from Council Districts 1 and 7 initiated a Council Consideration Request (CCR) for Development Services staff to review and possibly update Section 35-343, "IDZ" Infill Development Zone to assure the city is maintaining "community compatibility" as stated in 35-343.

BACKGROUND INFORMATION:

The IDZ designation was created in 2001 for the purpose of providing flexible standards for the development and reuse of underutilized parcels and facilitate redevelopment of underutilized buildings or structures. Recently, the Zoning Commission expressed concerns regarding the lack of site plan information, elimination of parking and lack of minimal setbacks within the process of requesting "IDZ" through the zoning process. Additionally, Council Districts 1 and 7 are concerned that "IDZ" projects may be stressing neighborhoods with density, lack of parking and visual concerns over minimal setbacks.

ISSUE:

IDZ created in 2001 with the adoption of the Unified Development Code. Since then, it has been updated several times (2008, 2009, 2010, and 2012) for various reasons to create more flexibility with its use.

- 2008: Created relief for building and lot layout related to area and frontage
- 2009: Created exemptions for street standards

- 2010: Created a minimal site plan requirement (uses, driveways, and streets)
- 2012: Major updates to address lot layout standards, frontage, major and minor site plan amendments, and stormwater standards
- 2015: Townhome standards were updated to relax standards when properties were zoned “IDZ”

DSD proposes to move forward with the process to review and possibly amend the “IDZ” Infill Development Zone District to address the concerns from neighborhoods. DSD proposes to form a Taskforce with representatives from the neighborhoods that have seen “IDZ” zoning requests, representatives from the development community that have utilized “IDZ” for projects, city staff from the Development Services, Planning, Historic Preservation and Transportation and Capital Improvements Departments as well as City Public Service. The Taskforce will review current regulations within “IDZ” and recommend changes for public input and approval.

ALTERNATIVES:

This is a briefing for informational purposes only.

FISCAL IMPACT:

There is no fiscal impact associated with this briefing.

RECOMMENDATION:

Staff recommends moving forward with the process to review and possibly amend 35-343, “IDZ” Infill Development Zone. The process will include forming a Taskforce that includes representatives from neighborhoods and the development community, and city staff, community meetings, Zoning Commission review and recommendation, Comprehensive Plan Committee discussion, and City Council approval.