

# Infill Development Zone Seminar

June 16, 2018

Presented by:  
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# Agenda

- Background
- IDZ 1, 2, and 3
- R-1 and R-2
- MXD
- New Zoning Ordinance / New Land Use Categories
- Questions

## Background

- 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.
- CCR was submitted in response to concerns that current regulations were not sensitive to the community around them

# Task Force Membership

IDZ Taskforce Members		
Category	Member	Neighborhood/Organization
Development Community	Tom Carter	Pape Dawson
Development Community	Irby Hightower	Alamo Architects
Development Community	James McNight	Brown and Ortiz/Real Estate Council
Development Community	John Cooley	Terramark
Development Community	Russell Yeager	Big Red Dog
Development Community	Frank Burney	Martin and Drought, PC
Development Community	Frank Pakuszewski	SOJO Urban Development
Neighborhood	Ben Fairbank	Tobin Hill Community Association
Neighborhood	Selsa Gonzalez	Lavaca Neighborhood Association
Neighborhood	Tony Garcia	Monte Vista Historical Association
Neighborhood	Nicolas Rivard	Dignowity Hill Neighborhood Association
Neighborhood	Theresa Ybanez	Mission San Jose NA
Neighborhood	Susan Powers	Lone Star Neighborhood Association
Neighborhood	Jorge DeLaGarza	Jefferson Neighborhood Association
Council Office – NonVoting	Chrissy McCain	Council District 1

# Summary – Revisions to IDZ

- **New revisions require:**
  - **More site plan requirements, similar to Conditional Use and Specific Use Authorizations**
  - **A maximum height for low intensity and medium intensity projects**
  - **Side perimeter setbacks**
  - **Minimum parking requirements reduced by 50% for medium and high intensity projects**

# “IDZ-1”

- **IDZ-1: Low Intensity**

- Residential uses up to 18 units per acre
- Non-residential uses as intense as “C-1”, and “O-1”
- Requirement to submit a Site Plan (same as current Conditional/Specific Use site plans requirements)
  - Site Plan waived if only seeking the use of a single-family home
- Height limited to 2.5 stories/35 feet
- Front setback within ten (10) percent of blockface median
- No interior side setbacks for residential interior lots, but must maintain a five (5) foot perimeter side setback
- Rear setback of five (5) feet
- Maintains Waiver of Minimum Off-Street Parking Requirements



# “IDZ-2”

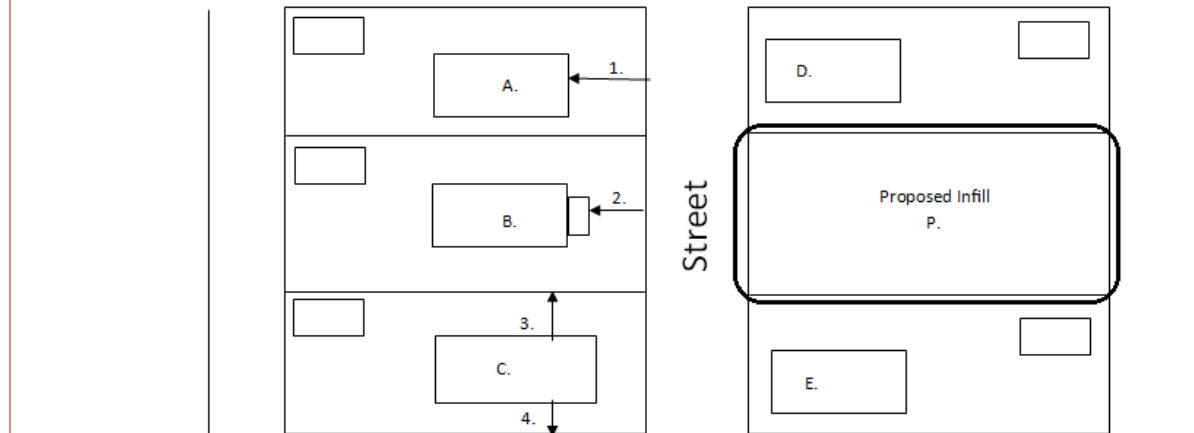
- **IDZ-2: Medium-Intensity**
  - Residential uses up to 50 units per acre
  - Non-residential uses as intense as “C-2”, and “O-1.5”
  - Requirement to submit a Site Plan (same as current Conditional/Specific Use site plans)
    - Also required to submit a Ground Plan Comparison Form
  - Height limited to 4 stories
  - Front setback must be shown on Site Plan/Ground Plan Comparison Form and approved by City Council
  - No interior side setbacks for residential interior lots, but must maintain a five (5) foot perimeter side setback
  - Rear setback of five (5) feet
  - May reduce required off-street minimum parking requirements by up to fifty (50) percent



# “IDZ-2” Example

- Applicant seeks to build a ground-floor restaurant with two apartments on second story
- Must provide a five foot side/rear setback
- Must list the height and front setback on Site Plan and Ground Plan Comparison Form

## Ground Plan Comparison Form IDZ-2 and IDZ-3



Address	1. Setback to Structure	2. Setback to Porch( If Applicable)	3. Setback to Left Property Line	4. Setback to Right Property Line	5. Building Height
P. 123 Main	10 Feet	N/A	5 Feet	5 Feet	30 Feet
A. 124 Main	20 feet	N/A	3 Feet	3 Feet	25 Feet
B. 122 Main	14 Feet	21 Feet	3 Feet	3 Feet	16 Feet
C. 120 Main	12 Feet	20 Feet	3 Feet	3 Feet	21 Feet
D. 125 Main	10 Feet	N/A	3 Feet	3 Feet	20 Feet
E. 121 Main	11 Feet	N/A	3 Feet	3 Feet	19 Feet

# “IDZ-3”

- **IDZ-3: High-Intensity**
  - Residential density not capped, but must be stated in the approved Ordinance
  - Non-residential uses as intense as “C-3”, “O-2”, “I-1”
  - Requirement to submit a Site Plan (same as current Conditional/Specific Use site plans)
    - Ground Plan Comparison Form
    - 3-D Massing Model (no architectural features necessary) showing blockface comparison and ingress/egress
  - Height is not limited, but must be shown in Site Plan, Ground Plan Comparison Form, and Massing Model
  - Front setback must be shown on Site Plan/Ground Plan Comparison Form and approved by City Council
  - No interior side setbacks for residential interior lots, but must maintain a five (5) foot perimeter side setback
  - Rear setback of five (5) feet
  - May reduce required off-street minimum parking requirements by up to fifty (50) percent

## “IDZ-3” Example

- Applicant seeks to develop a large, mixed use building with “C-3” uses and 80 units per acre
- Must provide a five foot side/rear setback
- Must list the height and front setback on Site Plan and Ground Plan Comparison Form
- Massing model is not required to show architectural details



# Summary – Small Lot Development

- Several Task Force members expressed concern that “IDZ” is often used only because of lot size constraints for residential uses
- Currently “R-3” zoning permits the smallest lot size for a Single-Family District (3,000 square feet minimum)
- Another conventional zoning district option can help to facilitate development on older, substandard lots which are common in the original 36 square miles of San Antonio

# **“R-2” Residential Single-Family District**

- **“R-2” Standards:**
  - **Minimum Lot Size: 2,000 square feet**
  - **Front Setback: Ten (10) Feet**
  - **Side Setback: Five (5) Feet**
  - **Rear Setback: Five (5) Feet**
  - **Maximum Height: 3 Stories/35 Feet**
  - **Maximum Lot Coverage: Fifty (50) Percent**

# **“R-1” Residential Single-Family District**

- **“R-1” Standards:**
  - **Minimum Lot Size: 1,250 square feet (same as “IDZ”)**
  - **Front Setback: Ten (10) Feet**
  - **Side Setback: Five (5) Feet**
  - **Rear Setback: Five (5) Feet**
  - **Maximum Height: 3 Stories/35 Feet**
  - **Maximum Lot Coverage: Forty-Five (45) Percent**

# Summary – Mixed Use Development

- Concern from the Task Force that large-scale developments do not need the full relief from setbacks, parking reduction, etc.
- Proposed new regulations for the Mixed Use District provides an alternative to “IDZ” to allow for a mixture of residential, office, and commercial uses
- Can be applied throughout the City whereas “IDZ” is limited to areas inside Loop 410

# Mixed Use Development

- Requires submission of a site plan showing the location of uses, structure height
- Must provide at least a five (5) foot rear setback
  - Extended to twenty-five (25) feet where non-residential abuts single-family residential uses
- Height restrictions of 2 ½ stories or 35 feet if within 50 feet of single family



# “MXD” Mixed Use District Site Plan Example



# Land Use Categories

- **Planning Department is currently updating Land Use Categories to be approved by City Council**
  - UDC Amendment
  - New Categories to be used for the new Plans
- **Should the recommended changes for “IDZ”, “R-1”, and “R-2” be approved, DSD and Planning will coordinate on a Rule Interpretation Determination (RID) to place the districts in the appropriate land use categories**
- **New districts will be consistent with the language regarding density and uses**

# Proposed Tentative Timeline

- **June 18, 2018: Community Meeting for Final Recommendations**
- **June 29, 2018: PCTAC**
- **July 2018: Planning Commission**
- **August 2018: Zoning Commission**
- **August / September 2018: Comprehensive Planning Committee and City Council Consideration**

# Questions

