

INFILL DEVELOPMENT ZONE

Planning Commission

September 12, 2018

Presented by:

Catherine Hernandez – DSD Administrator

Logan Sparrow – Principal Planner



Timeline

1

CCR Submitted

Submitted by Council Districts 1 and 7

2

Task Force

DSD formed a Task Force consisting on members of the development community and neighborhood groups

3

Meetings

14 Task Force and General meetings were held October 2017 – July 2018

4

PCTAC

Technical Advisory Committee recommended approval of proposal on September 10, 2018



Summary of TF Recommendations

- Separated “IDZ” into three categories
 - Based on intensity of use and size
- Updated “MXD” Mixed Use District to provide alternatives to “IDZ”
- Created new Residential Single-Family base zoning districts
 - “R-1” and “R-2”

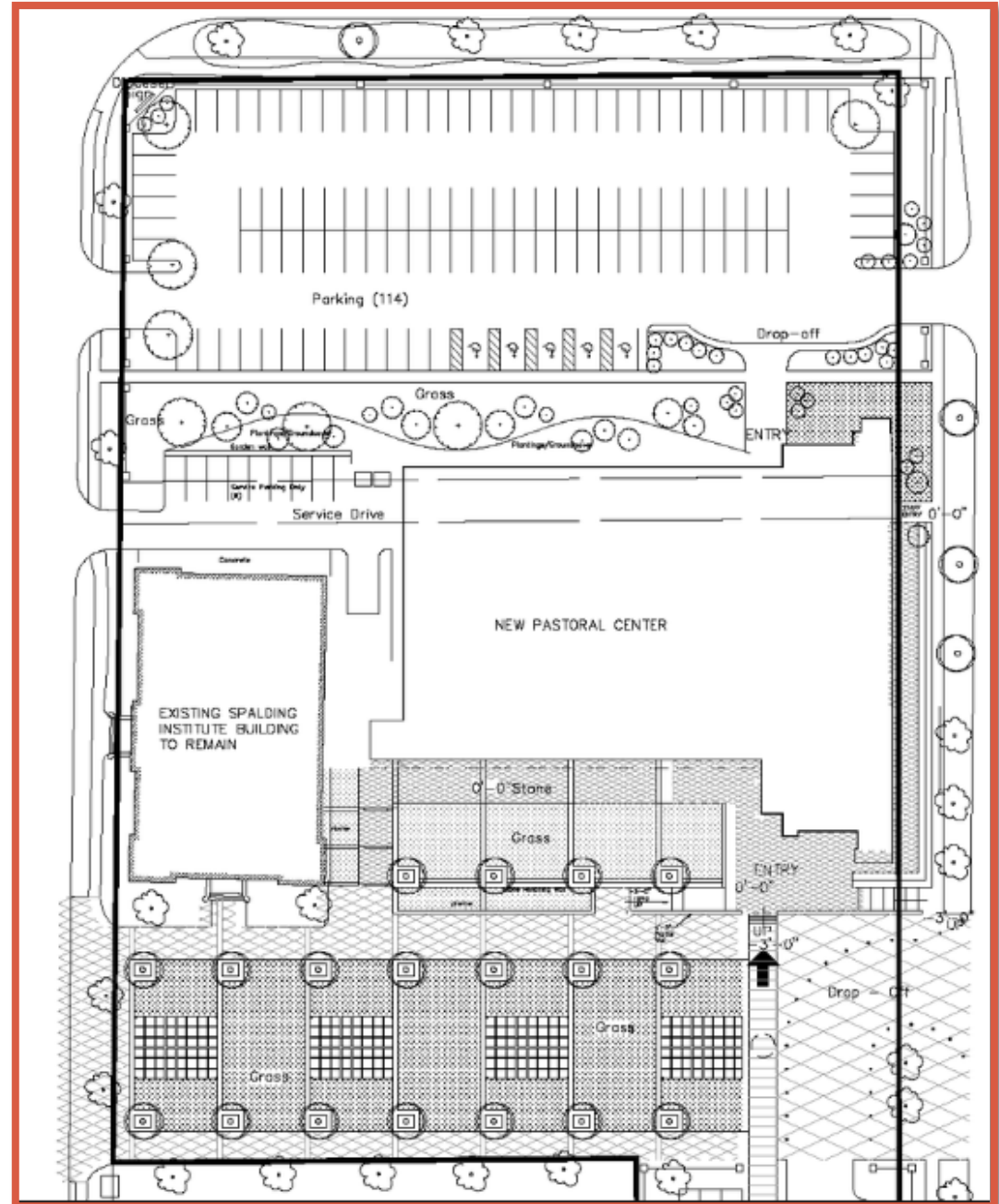


“IDZ” Categories and Regulations

Building Standards	“IDZ-1” Limited Intensity Infill Development Zone	“IDZ-2” Mid-Intensity Infill Development Zone	“IDZ-3” High Intensity Infill Development Zone
Permitted Uses	Residential: Up to 18 units/acre Non-Residential: Up to “C-1” and “O-1”	Residential: Up to 50 units/acre Non-Residential: Up to “C-2” and “O-1.5”	Residential: Unlimited, must be stated Non-Residential: “C-3”, “O-2”, and “I-1”
Submit if ≤ 1 acre	Detailed Site Plan Ground Plan Comparison Form	Detailed Site Plan Ground Plan Comparison Form	Detailed Site Plan Ground Plan Comparison Form
Submit if > 1 acre	Detailed Site Plan Ground Plan Comparison Form	IDZ Site Plan	IDZ Site Plan
Max Building Height	2.5 stories/35 feet	4 stories	Not limited, can be shown on site plan
Front Setback	Res: Within 10% of median blockface Non-Res: None	Res: None Non-Res: None	Res: None Non-Res: None
Side Setback	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)
Rear Setback	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)
Parking Requirements	Waived	Reduced by 50%	Reduced by 50%
Minimum Lot Size	1,250 Square Feet	1,250 Square Feet	1,250 Square Feet

DETAILED SITE PLANS


- Required for:
 - All “IDZ-1”
 - “IDZ-2” less than or equal to 1 acre
 - “IDZ-3” less than or equal to 1 acre
 - Still waived if only building a single-family home



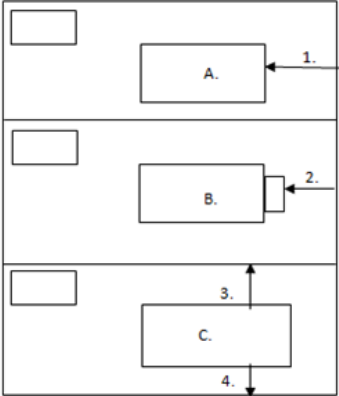
GROUND PLAN COMPARISON FORM

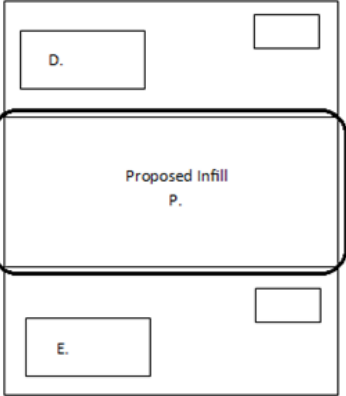
- Required for:
 - All “IDZ-1”
 - “IDZ-2” less than or equal to 1 acre
 - “IDZ-3” less than or equal to 1 acre

Ground Plan Comparison Form
 IDZ-1 and IDZ-2/3 less than or equal to 1 acre



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT



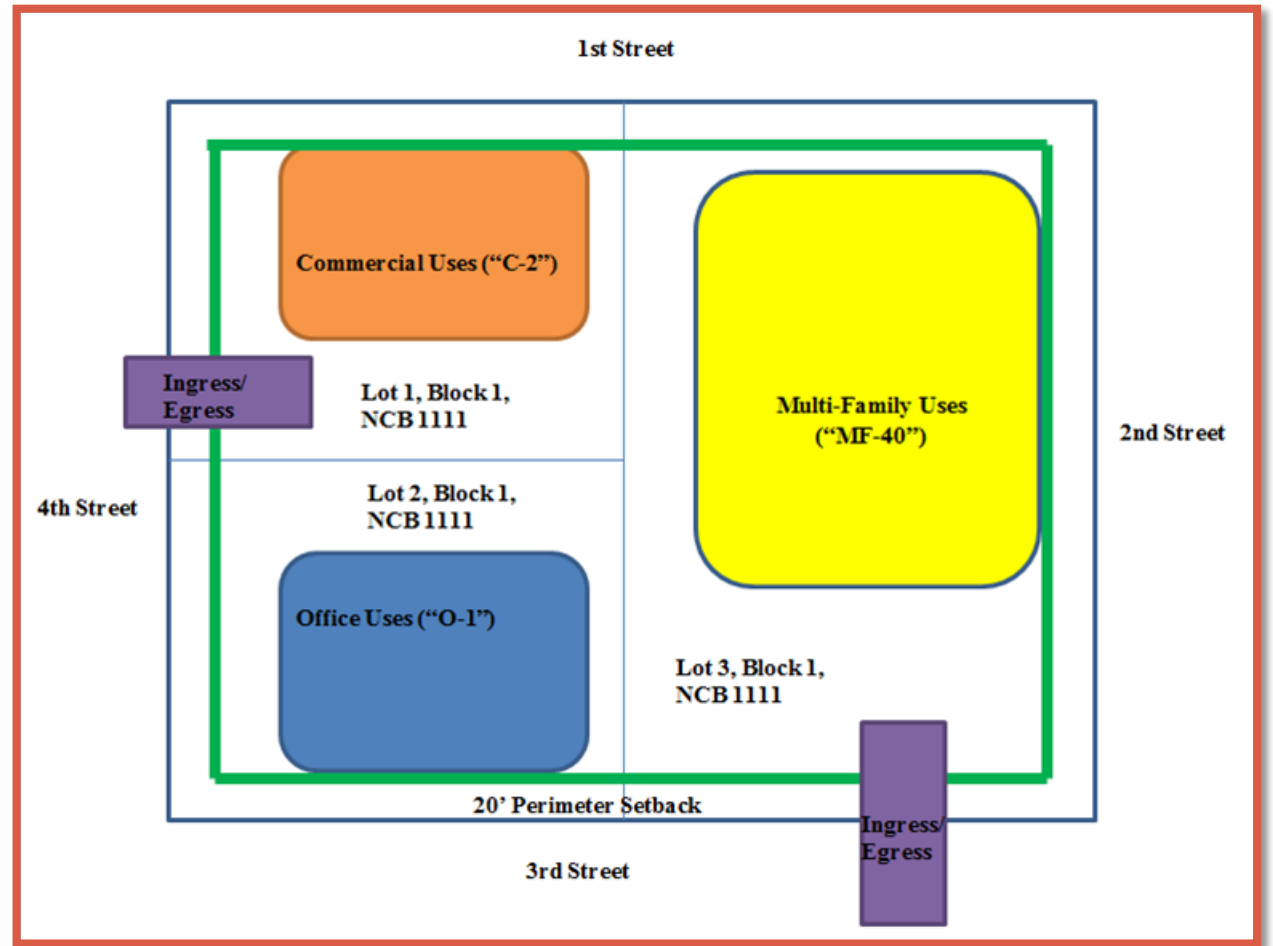


Address	1. Setback to Structure	2. Setback to Porch(If Applicable)	3. Setback to Left Property Line	4. Setback to Right Property Line	5. Building Height
P.					
A.					
B.					
C.					
D.					
E.					



“IDZ-2” & “IDZ-3” - OVER 1 ACRE

- Required to submit:
 - Site plan showing:
 - Location of proposed uses
 - Location of the buildable area



MIXED USE DEVELOPMENT

- Made amendments to mirror “MPCD” zoning district for smaller projects
- Changes to site plan requirements
 - Site Plans now required to show:
 - Location of proposed land uses.
 - Multi-Family (including density), Office, Commercial, Open Space
- Provided amendment flexibility
 - 10% increase for residential units, commercial, or business park acreage
 - 10% decrease in open space



“R-1” and “R-2” Single-Family Districts

- Created two new single-family zoning districts as alternatives to “IDZ”

Category	Development Standards
<ul style="list-style-type: none">• “R-1” Residential Single-Family District	Front Setback: 10 Feet Side Setback: 5 Feet Rear Setback: 5 feet Max Height: 3 Stories/35 Feet Min. Lot Size: 1,250 Square Feet Uses: Same as “R-3”
<ul style="list-style-type: none">• “R-2” Residential Single-Family District	Front Setback: 10 Feet Side Setback: 5 Feet Rear Setback: 5 feet Max Height: 3 Stories/35 Feet Min. Lot Size: 2,000 Square Feet Uses: Same as “R-3”



TENTATIVE TIMELINE

Sept. 12

- Planning Commission Consideration

Oct. 2

- Zoning Commission Consideration

Oct. 17

- City Council Subcommittee

Nov. 1

- City Council Consideration



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