Infill Development Zoning
General Meeting
November 7, 2017

Welcome

IDZ
Meeting #2

Comments
Issues

QUESTIONS

PRESENTED BY:
CATHERINE HERNANDEZ, DSD ADMINISTRATOR
LOGAN SPARROW, PRINCIPAL PLANNER
LARRY DOTSON, UTSA INTERN

IDZ Task Force Meeting
October 23, 2017

- Reviewed data for 338 IDZ zoning cases from 2002 to now

- Reviewed IDZ issue takeaways from TF Meeting #1

- Presented comparative research of infill codes from other major Texas and comparable U.S. cities
  - Austin, Dallas, and El Paso
  - Denver, Orlando, Phoenix, and Portland

- Identified best practices and zoning takeaways from these cities' infill policies

IDZ Task Force Meeting
October 23, 2017

- Conducted discussion on IDZ issues
  - Contextual cueing – building massing, setbacks and design
  - Parking challenges and development impact on traffic
  - Walk-ability, public transportation and safety
  - Changing housing market dynamics in San Antonio
  - Need for better mixed-use districts
  - Storm water management and comprehensive LID
- Began discussion on current Ordinance
  - Need to include language to link to SA Tomorrow Comprehensive Plan
- Identified and created working groups on Residential Infill Options and Commercial/Mixed Use Infill Options

Public Comments from Meeting
October 23, 2017

- Comments
  - City needs to mandate against 'parking lot mentality'
  - IDZ focus needs to be on transit oriented development
    - "Build it and they will come"
  - IDZ does not belong in Historic Districts
  - There is no dependable public transportation; lack of rail connectivity between SATX and other Texas cities
  - Infill development is driving out long-time residents
  - Infill contributing to a decline in neighborhood livability

Questions/Comments

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Infill TF Identified Issues
25 September 2017

- IDZ application is 'case-by-case', cumbersome & risky
- IDZ lacks consistency and standards
- IDZ as overlay district = *Parking Waiver*
- Waiver of both parking and Traffic Impact Analysis requirements for IDZ as base zoning
- 0' Setbacks for front and side property lines
- Lack of contextual cueing in existing neighborhoods
  - Massing, height, articulation to street
- IDZ maintains design flexibility for large parcels
  - IDZ *is the only code that works*; better than MXD, MPCD

Best Practices

- Dallas* – audit the infill development process
- Denver* – comprehensive, updated code
- Portland* – <u>Infill Design Toolkit</u> and code information guides

- Austin – <u>Infill Design Guide</u> & NPCD
- El Paso – parking impact study allows reduction from 50% of base to 0%
- Orlando – infill inventory & area analysis
- Phoenix – parking mitigation $\leq$ 50%

* No Specific Infill Code

Takeaways from Zoning Review

- Austin
  - Contextual cueing for neighborhood infill
  - Neighborhood zones & review boards (3 NCPDs)
- El Paso
  - Parking impact study allows reduction from 50% of base to 0%
- Orange County, FL (Orlando metro area)
  - Infill Master Plan – Comprehensive Infill Strategy
- Phoenix, Arizona
  - 50% parking standards & city leased street parking

IDZ in San Antonio Since 2002
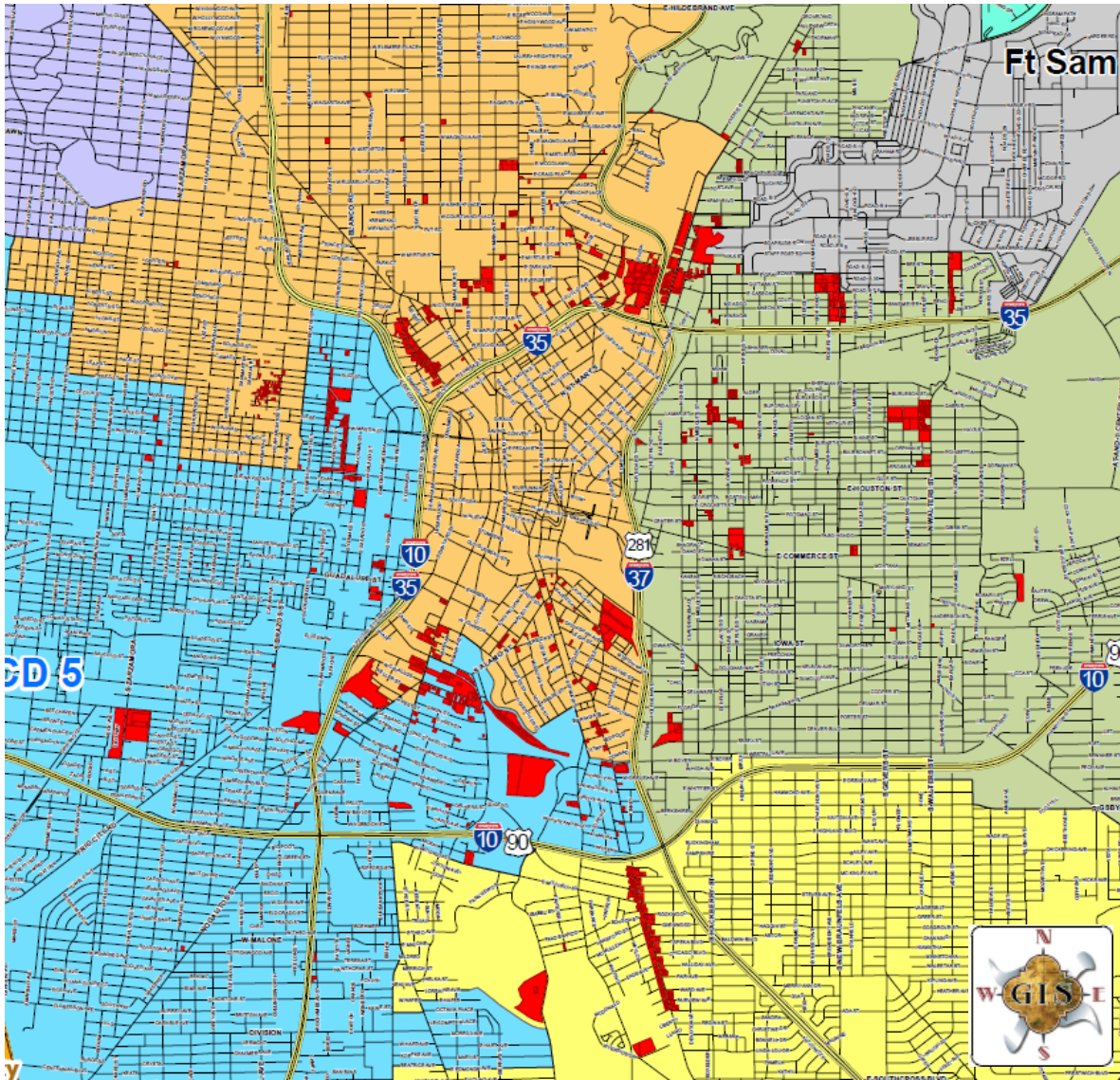
- 338 IDZ Cases
  - 98 Multifamily
  - 228 Mixed Use

0.0 to 0.5 AC Parcel	No. of Cases
Single Use	55
Mixed Use	158
Total	**213**

0.51 to 5.00 AC Parcel	No. of Cases
Single Use	31
Mixed Use	59
Total	**90**

5.01 to 10.00 AC Parcel	No. of Cases
Single Use	7
Mixed Use	5
Total	**12**

10.01 to 25.00 AC Parcel	No. of Cases
Single Use	13
Mixed Use	4
Total	**17**

25.01 to 50.00 AC Parcel	No. of Cases
Single Use	3
Mixed Use	3
Total	**6**

Phoenix
Special Ordinance G-5875 Amending GPA 2-13

- **Type Zone:** Base and Overlay
- **Target Zones:** City wide application
- **Zoning Districts:** SFR, MFR, O, MXD, C and I
- **Permitted Use:** Per Base Zone
- **Design Standard:** No specific infill standard
- **Parking Required:** 50% of base
- **Setbacks:** Modified by permit
- **Minimum Lot Size:** Per Base Zone
- **Notes:** Parking can be modified <50% by existing shared parking or street permit parking by lease

Sources (Hotlinks)

- ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf
- https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO#TOPTITLE
- http://dallascityhall.com/departments/pnv/DCH%20Documents/Neighborhood-Plus-June17-small.pdf
- https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/denver-zoning-code.html
- http://elpaso-tx.elaws.us/code/coor_title20_ch20.10_sec20.10.280
- https://library.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH58ZODIUS
- http://www.codepublishing.com/AZ/Phoenix/html/pdfs/phoenixZ06.pdf
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- https://www.portlandoregon.gov/bps/31612