CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST

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TO: Mayor & City Council

FROM: Councilwoman Mary Alice Cisneros

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Pat DiGiovanni, Deputy City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Catherine J. Hernandez, Special Projects Manager; Ramiro Gonzales, Senior Management Analyst

SUBJECT: Amendment to the UDC regarding the IDZ zoning district

DATE: February 27, 2008

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully request that the Development Services Department Staff take appropriate steps in bringing forward to the City Council for final action an amendment to the Unified Development Code (UDC) to incorporate lot size and frontage relief, similar to what is allowed in Planned Unit Development (PUD) zoning, into the Infill Development Zone (IDZ) zoning regulations. Specifically, I request that the following language be added to UDC Section 35-343(c) Lot and Building Specifications:
...Lots may be platted in areas larger than 15 or more contiguous acres located within an approved infill development zone without a minimum lot area requirement and are not required to front on a public or private street, provided that such lots shall be provided with vehicular and/or pedestrian traffic access by means of private drives, access easements, pedestrian walk ways, service drives, parking facilities, or other alternative means pursuant to documentation approved by the Director.

Brief Background

In 2001, San Antonio's City Council adopted the current UDC which includes a zoning classification intended to provide flexible standards for the development and reuse of certain underutilized parcels – IDZ (Infill Development Zone). IDZ zoning has been frequently used as a flexible redevelopment tool for inner-city tracts, however mostly for individual lots. The general UDC requirement that lots both have a minimum area and front on a street can hamper redevelopment of larger tracts where the IDZ could otherwise offer opportunities for mixed use benefits. With larger properties often characterized by irregular property limits, the benefits of the IDZ are severely limited by the need to convert to a suburban style PUD zoning classification just to gain the ability to plat lots without street frontage. Providing this relief for IDZ-zoned tracts would promote more flexible mixed-use redevelopment and adaptive reuse of larger underutilized tracts within San Antonio's inner-city.

Submitted for Council consideration by: Mary Alice P. Cisneros /yz

Sponsoring Councilmember

Supporting Councilmembers' Signatures (4 only)	District No.
1. [signature] ON BEHALF OF COUNCIL WOMAN DIANE G. CIBRIAN	D8
2. Leila McNeil D8	D2
3. Jennifer V. Ramos CAM	D3
4. [signature]	D4

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