



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

Signature: _____ Date: _____
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Add "any increases above 10% in the total floor area shown on the approved site plan" and "any removal of a requirement restriction or prohibition a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all DZ-1 and IDZ-2 and IDZ-3 less than or equal to 1 acre.

Add "any increase above 30% in the total buildable area shown on the approved site plan" and "any removal of a requirement restriction or prohibition a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all IDZ-2 and IDZ-3 greater than 1 acre

UDC 2021 Proposed Amendment

Amendment 10-2**Applicant: Development Services on behalf of Zoning Commission****Amendment Title** – ‘Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning

Applications submitted after November 1, 2018.’

Amendment Language:

- (b) **Use Regulations.** The "IDZ" may be approved as an overlay district. The "IDZ" may be approved as a base zoning district and must specify if the request is for "IDZ-1" Limited Intensity Infill Development Zone, "IDZ-2" Mid Intensity Infill Development Zone, or "IDZ-3" High Intensity Infill Development Zone, and the ordinance shall include an indication of gross density for all residential uses in units per acre, the list of zoning districts and/or permitted uses.

(8) Amendments to "IDZ" Site Plan.

- C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

8. Any increase above 10% in the total floor area shown on the approved site plan.
9. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

- D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

6. Any increase above 30% in the total buildable area shown on the approved site plan.
7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.
