



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street San Antonio, Texas 78204
Phone: 2102075085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(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)

Amendment to remove the requirement that a townhome lot be 80 feet in depth and add a requirement that the minimum lot size shall be 1,200 square feet. Currently, lots are required to be 80 feet deep by 15 feet deep, which totals 1,200 square feet. This amendment is intended to allow greater flexibility in the layout and development of townhome lots.

Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (please check appropriate box):

By how much?

(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

A. ☒ Will not impact the cost of construction and/or development.

B. ☐ Will increase the cost of construction and/or development. _____

C. ☐ Will decrease the cost of construction and/or development. _____

Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

Be sure to:

- Consider and indicate initial and long-term maintenance costs;
- Consider city cost (i.e. personnel costs and costs to enforce);
- Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.

There will be no impact to the costs of construction. This amendment is suggested to provide additional options for development by establishing more flexible lot layout standards.

UDC 2021 Proposed Amendment

Amendment 5-24

Applicant: Development Services

Amendment Title – ‘Sec. 35-373. - Attached Dwellings.’

Amendment Language:

(a) **Applicability.** The provisions of this section apply to any single-family attached dwelling, duplex, townhouse, zero-lot line house, cottage, or housing facility for older persons.

(b) **Townhouse Development.**

(4) The minimum lot area shall be 1,200 sq. ft. ~~depth shall be eighty (80) feet.~~
