



## ***UDC Update Request Application***

### ***Part 1. Applicant Information***

Name: Michael Uresti Organization (if applicable): Development Services  
Address: 1901 South Alamo St  
Phone: 210-207-0155 Email: michael.uresti@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)***

Change the definition to include: "all residential zoning districts." Update section to reflect the updated "Restricted Parking" definition. Include that RVs are not considered oversized vehicles.

## 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.

Change the definition to include: "all residential zoning districts." Update section to reflect the

updated "Restricted Parking" definition. Include that RVs are not considered oversized vehicles.

This amendment will not impact the cost of construction/development.

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## *UDC 2021 Proposed Amendment*

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**Amendment 5-16****Applicant:** Development Services**Amendment Title** – ‘Sec.35-A101. - Definitions and Rules of Interpretation.’**Amendment Language:**

Oversized vehicle: A motor vehicle, trailer, or boat which by itself or together with other structure(s) or vehicle(s) attached to it exceeds any one (1) of the three (3) following dimensions: twenty-four (24) feet in length, eight (8) feet in width or eight (8) feet in height, exclusive of appurtenances such as antennas, air conditioners, luggage racks, and mirrors. Recreational vehicles shall not be considered an oversized vehicle.

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**Amendment Title** – ‘Sec. 35-383. - Oversized Vehicles.’**Amendment Language:**

(c) **Parking of Oversized Vehicles in Residential Districts.** Oversized Vehicles, as defined in this Chapter, shall not be allowed in restricted parking areas. For lots or parcels one-half acre or less in area, the restricted parking area includes the entire area of the lot. For lots or parcels greater than one-half acre in area, the restricted parking area includes the entire front yard, and areas of the side yard and back yard within 15 feet of the property line.

The following regulations apply to the parking of oversized vehicles in residential lots:

(1) The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any residential district, and in ~~of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD"~~ districts. ~~except as permitted in subsection (d) below:~~

(2) For those residential lots over one-half of an acre in area, where parking of oversized vehicles is allowed on a portion of the lot, all oversized vehicles must be screened from adjacent residential properties with a solid screen fence at least 6 feet in height.

(d) **Residential Recreational Vehicle Parking.** Recreational Vehicles may be parked in the restricted parking area provided that

(1) No Recreational Vehicle may be parked within 15 feet for the front curb;

(2) Recreational vehicles parked within 15 feet of a side or rear property line must be screened from view with a solid screen fence at least 6 feet in height; and

(3) Recreational Vehicles shall under no circumstances be utilized for habitation;

(4) Recreational Vehicles may not be connected to water, sewer, or power service, except for trip preparation as defined in subsection (e) below.

(e) ~~(d)~~ **Residential Oversized Vehicle and Recreational Vehicle Parking Exceptions.** Oversized vehicles may be parked in a driveway or other permanently maintained parking area as specified by section 19-194 of the City Code within the restricted parking area in the residential districts specified in subsection (c) above under the following conditions:

(1) **Loading.** An oversized vehicle of any type may be temporarily parked in the restricted parking areas for such time as is actually necessary to load or unload passengers, freight, or merchandise.

- (2) **Trip Preparation.** An oversized vehicle, other than one that is also defined as a truck-tractor, road-tractor, semi-trailer, trailer or commercial motor vehicle with three (3) or more axles, may be parked within the restricted parking area for such time as is actually necessary for trip preparation. Trip preparation time shall be limited to a maximum of forty-eight (48) hours prior to use and twenty-four (24) after use twice within any calendar month.
- (3) **Handicapped Areas.** An oversized vehicle of any type may be parked in the restricted parking area at any time if it bears a special handicapped parking permit (decal) issued by the handicapped access officer of the City of San Antonio.
- A. A disabled person who owns an oversized vehicle may apply to the city's handicapped access officer for such a permit if the person has mobility impairment uses the vehicle as a primary means of transportation or livelihood, and the vehicle is specially equipped or modified to accommodate the disability.
  - B. The handicapped access officer may issue such a permit after inquiring into the facts and giving the applicant an opportunity to be heard, if the officer finds that (1) without the vehicle the applicant would be substantially limited in life's activities, (2) the physical handicap is permanent or long term in duration, (3) use of the oversized vehicle is necessary to provide reasonable mobility, (4) parking within the restricted parking area facilitates mobility, and (5) the vehicle has a disabled license plate issued by the state.
  - C. A permit issued by the handicapped access officer shall be valid for a period of two (2) years. Renewal of the permit shall require re-examination of the facts.
  - D. If a permit is denied by the handicapped access officer, the applicant may appeal to the board of adjustment in accordance with section 35-482 of this chapter. The board shall have the authority to reverse or affirm, in whole or in part, the decision of the handicapped access officer.
  - E. It shall be a violation hereof for the holder of a permit issued hereunder to transfer title to the oversized vehicle without contacting the handicapped access officer for cancellation and removing the permit from the vehicle.
- (f) ~~(e)~~ **Definitions.** In this section, the terms truck-tractor, road-tractor, semi-trailer, trailer and commercial motor vehicle shall have the same definitions as set out in V.T.C.A. Transportation Code § 502.001 (Vernon's Pam. 1996). However, such terms shall not mean "recreational vehicle" as that term is defined in V.T.C.A. Transportation Code § 522.004(b).
- (g) ~~(f)~~ **Penalties.** The penalty for violation of any portion of this section is hereby established so that the minimum fine shall be one hundred dollars (\$100.00) and the maximum fine shall be two thousand dollars (\$2,000.00), provided, however, in the event a defendant has once previously been convicted under this Ordinance No. 84874, the defendant, upon conviction, shall be fined an amount no less than two hundred dollars (\$200.00) and not more than two thousand dollars (\$2,000.00) and upon third and subsequent convictions, the penalty shall be a fine of not less than three hundred dollars (\$300.00) nor more than two thousand dollars (\$2,000.00).

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