



UDC Update Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: David Littlefield Organization (if applicable): San Antonio Archdiocese
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: David Littlefield - volunteer Date: 2/16/20
(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)

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 a subsection, 'Qualified Transitional Housing', into UDC-390. This will allow permitting of such homes in residential areas. The numbers of TDCJ approved housing facilities in a few Texas counties are; Bexar - 3, Dallas - 40, Harris - 88, Kerr - 4, McLennan - 10, Tarrant - 52, Trinity - 37. These home provide a safe, secure environment for paroles reducing the risk of recidivism during and after integration back into society.

UDC 2020 Proposed Amendment

Amendment 1-1

Applicant: David Littlefield

Amendment Title – ‘Sec. 35-390 Transitional Homes.’

Amendment Language:

- (k) **Qualified Transitional Homes.** A qualified transitional home established after xxxxxxxx, shall not be located within one thousand (1000) feet of any public/private elementary, middle or high school, public/private children's day care facility requiring a certificate of occupancy and/or public park. A qualified transitional home provides shelter, food, and care in a supportive environment to TDCJ parolees and recent releases integrating into normal, productive life.

Qualified transition home means a residence in which at least three (3) and not more than six (6) parolees or recent releases reside that:

- (1) Is operated by an individual, private entity, or non-profit or faith-based organization;
- (2) Is not operated by, established by, or contracted with the Texas Department Criminal Justice ("TDCJ"); and
- (3) Admittance is on a case by case basis and is approved by the operator of the facility.
- (4) Will be operated under TDCJ approval.

The operator of a qualified transitional home that does not have TDCJ approval may apply for and be granted an initial permit, provided he shall apply for and obtain TDCJ approval for the facility within 45 days after obtaining a permit under this article and shall maintain an approved status with TDCJ for as long as the facility is in operation.

The purpose of the facility is for the housing and rehabilitation or training of adults on parole, early release or pre-release, or any other form of executive, judicial or administrative release from a penal institution. Such a facility shall not include a facility that is:

- (1) Used primarily as a temporary holding facility;
- (2) Used primarily for persons arrested for or found guilty of misdemeanor offenses;
- (3) Located in or near court facilities; or
- (4) Used primarily to hold prisoners awaiting transfer to a state facility.

| | <u>R</u> <u>P</u> | <u>R</u> <u>E</u> | <u>R-</u> <u>20</u> | <u>NP</u> <u>-15</u> | <u>NP</u> <u>-10</u> | <u>NP</u> <u>-8</u> | <u>R-</u> <u>6</u> | <u>R-</u> <u>5</u> | <u>R-</u> <u>4</u> | <u>RM</u> <u>-5</u> | <u>RM</u> <u>-4</u> | <u>RM</u> <u>-6</u> | <u>MF</u> <u>-18</u> | <u>MF</u> <u>-25</u> | <u>MF</u> <u>-33</u> | <u>MF</u> <u>-40</u> | <u>MF-</u> <u>50/</u> <u>65</u> | <u>LBCS</u> <u>FUNC</u> |
|--------------------------------------------------------|----------------------|----------------------|------------------------|-------------------------|-------------------------|------------------------|-----------------------|-----------------------|-----------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------------------------|----------------------------|
| <u>Qualified</u> <u>Transitional</u> <u>Home</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>1230</u> |



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): _____
Address: _____
Phone: _____ Email: _____
Signature: [Signature] Date: 1/31/2022
(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)
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Part 3. Reason(s) for Update (check all that apply)

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

Clarification of the intent of the withdrawal with time penalty for plan amendments 35-420, which is a sister section to the zoning process 35-421. 35-421 was clarifying rewrite in 2006 (see attached record) and was not intended to move the penalty after zoning commission which was what it already said. Rather it was to ensure the withdrawal penalty at the time the case was heard at any public meeting including zoning and planning. This prevents the applicant from "testing the waters" at a zoning/planning meeting only to withdraw with no penalty after great expenses to the city.

UDC 2020 Proposed Amendment

Amendment 4-2**Applicant:** Stephen Versteeg**Amendment Title** – 'Sec. 35-420 – Comprehensive, Neighborhood, Community, Perimeter and Sector Plans'**Amendment Language:**

35-420 (f) (6) Subsequent Applications.

A.

Applicability. The provisions of this subsection shall not apply to any application which is initiated by the city council.

B.

Withdrawal of an Application.

1.

Withdrawal Without Time Penalty. An applicant may withdraw an application up to the time that it is called forward and the city staff begins presentation of the application during a duly advertised public [Commission or City Council](#) meeting without a time penalty on resubmission of another application for the property whether by the original applicant or a new applicant.

2.

Withdrawal With Time Penalty. An applicant may withdraw an application after it has been called forward for discussion and staff has begun presentation [to Planning Commission, Zoning Commission or City Council](#) however such withdrawal shall be penalized by imposing an automatic six-month time period following the date of withdrawal before the same or another application for the same property can be submitted for processing.

3.

Waiver of Time Penalty in Subsection 2. Above for Resubmission. At the time of withdrawal of an application the planning commission may consider a request by the applicant to bring the application or a modification of the application back prior to the expiration of six (6) months subject to all notifications and postings of the case being observed. If the planning commission fails to approve such resubmission prior to continuing with the next agenda item the six-month submission limitation shall stand. [This waiver applies to only the same applicant who withdrew the application. The time penalty still applies to other applicants.](#)

4.

Request of Relief of Time Penalty. If new relevant and substantial [written](#) evidence which could not have been secured at the time set for the original hearing shall be produced by applicant, under a sworn affidavit to that effect, then in that event, the planning commission may elect to hear and consider such application prior to the expiration of the time penalty.

C.

Denial of Amendment. It is further provided that no application for the amendment of any lot, lots or block of land situated in the city shall be received or filed with the planning commission of the city and no hearing held thereon, if within one (1) year prior thereto the city council, after consideration and hearing, has denied an application for an amendment of the same property.



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Leslie Provence Organization (if applicable): Food Policy Council of San Antonio

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Signature: Leslie Provence Digitally signed by Leslie Provence
Date: 2021.05.04 18:31:29 -05'00' Date: 5/4/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

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

Add urban agriculture-related language to Natural Resource Protection, citing the SA
Tomorrow Sustainability Plan.

UDC 2021 Proposed Amendment

Amendment 6-1

Applicant: Food Policy Council of San Antonio

Amendment Title – DIVISION 5. – NATURAL RESOURCE PROTECTION

Amendment Language:

STATEMENT OF PURPOSE

This division implements the following provisions of the master plan:

- *Natural Resources, Policy 2c: Revise the Unified Development Code to address the protection of natural resources and compliance with environmental regulations.*
- *Natural Resources, Goal 3: Achieve a sustainable balance between the conservation, use and development of San Antonio's natural resources.*
- *Urban Design, Policy 1b: Create and adopt urban design guidelines and standards which specifically encourage distinctive physiographic, natural, and scenic features.*
- *SA Tomorrow Sustainability Plan, FS8: Pilot a program that includes incentives and resources to facilitate urban agricultural uses on vacant or underutilized land. Increasing soil organic matter through regenerative agricultural practices, including the use of cover crops and grazing, increases resilience and resistance to both floods and droughts. It also improves water quality by reducing runoff and filtering out impurities. A 1 percent increase in soil organic matter content can retain an additional 19,000 gallons of water per acre. (NRCS)*
- *SA Tomorrow Sustainability Plan, FS9: Develop an urban agriculture training program to train new urban farmers in agriculture and business practices (including food production and processing).*



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

Include equity and community food security in General Purpose and Intent, Sec. 35-102.

UDC 2021 Proposed Amendment

Amendment 6-2**Applicant:** Food Policy Council of San Antonio**Amendment Title** – Sec. 35-102. – General Purpose and Intent**Amendment Language:**

The Unified Development Code as established in this chapter has been made in accordance with a comprehensive plan for the purpose of promoting health, [equity, community food security](#), safety, morals, and the general welfare of the community. It is intended to consolidate in one (1) place and in logical order without unnecessary duplication all of the regulations pertaining to land use and development. It is designed to make it possible for all of those concerned with land use and development to have access to all city legislation with respect thereto in one (1) convenient chapter which is capable of being published and distributed as a separate and comprehensive segment of the City Code as a whole.

- (a) The zoning and land use regulations set forth in articles II and III are designed to promote the public health, [equity, community food security](#), safety, morals, or general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.



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

Include equity, community food security, and urban farms in General Purpose, Sec. 35-301.

UDC 2021 Proposed Amendment

Amendment 6-3**Applicant:** Food Policy Council of San Antonio**Amendment Title** – Sec. 35-301. - Purpose.**Amendment Language:***STATEMENT OF PURPOSE*

Pursuant to V.T.C.A. Local Government Code § 211.001, the purpose of this article is to promote the public health, safety, morals, or general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Pursuant to V.T.C.A. Local Government Code § 211.004, these regulations are adopted in accordance with the master plan and are designed to:

Consistent with the master plan, these regulations are designed to foster the following subsidiary purposes:

- *Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations; and*
- *Ensure that new development is compatible with surrounding development in use, character and size; and*
- *Provide for land uses which serve important public needs, such as affordable housing and employment generators, including community gardens and urban farms; and*
- *Promote mixed-use buildings and mixed-use neighborhoods; and*
- *Promote infill housing and downtown retail and residential development; and*
- *Integrate civic uses into neighborhoods; and*
- *Protect natural resources; and*
- *Encourage retail development downtown.*
- *Promote equity and community food security.*
- *Promote urban farming as means to achieve food security and crop diversification; promote environmental awareness and repair including soil enhancement, reduction of urban heat island, and alternative stormwater management; and promote economic generation and community building. Urban farming has also been shown to lead to healthier food choices and extend life expectancy.*



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

Add Urban Farm or Greenhouse as item 18 under Plat Exceptions

UDC 2021 Proposed Amendment

Amendment 6-4**Applicant:** Food Policy Council of San Antonio**Amendment Title** – Sec. 35-430. - Applicability and General Rules.**Amendment Language:**

(c) **Plat Exceptions.** In accordance with V.T.C.A. Local Government Code §§ 212.004 and 212.0045 the platting exceptions set forth below are established. Applicants exempt from subdivision plat approval may be subject to development plat approval requirements pursuant to section 35-432 of this article. Habitable uses within the regulatory floodplain shall always require platting. The applicant for plat exception shall provide proof of ownership in the form of a warranty deed and a current tax certificate with indication of no taxes due. The department of development services may issue building permits, and public utility providers may provide utility service, on any unplatted parcel otherwise subject to this section for the following activities:

- (17) A commercial and/or multi family lot is located within the original thirty-six (36) square mile area of San Antonio, and the boundaries of the lot were recorded in the Deed and Plat Records of Bexar County prior to June 14, 1927 and the lot remains in its original configuration. It shall be the obligation of the applicant for plat exception to provide documentation of the lot's recording prior to June 14, 1927.
- (18) An Urban Farm or Greenhouse as each is described in this chapter so long as each of the following criteria are met:
 - a. The division does not create a lot smaller than 5,000 square feet in area except where the substandard parcel to be developed under this subsection is pre-existing;
 - b. There are no habitable structures on site (habitable does not include a utility shed);
 - c. There are no permanent toilets on site;



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

Add community gardens and urban farms to Parkland Dedication Requirement.

UDC 2021 Proposed Amendment

Amendment 6-5

Applicant: Food Policy Council of San Antonio

Amendment Title – Sec. 35-503. - Parkland Dedication Requirement.

Amendment Language:

Parks and open space provide a valuable asset to the urban form of the city, its historical development, and the general welfare of its residents. Parks and open space have provided a significant role in the history of the City of San Antonio. The Laws of the Indies provided that the size of the parks and open spaces, such as plazas, shall be proportioned to the number of inhabitants and should take into consideration the growth of the community. Consistent with the historical development of the city, it is the intent of this section that parks and open space, including community gardens and urban farms, should provide focal points for new communities. A central square or green, for example, may comprise a majority of the area required for dedication.



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

Add Outdoor Storage Standard for Urban Farms to Outdoor Storage Standards.

UDC 2021 Proposed Amendment

Amendment 6-6**Applicant:** Food Policy Council of San Antonio**Amendment Title** – Sec. 35-525. - Outdoor Storage Standards.**Amendment Language:**

- (a) **Applicability.** The provisions of this section apply to the keeping, in an unroofed area, any goods, junk, material, or merchandise in the same place for more than twenty-four (24) hours, where outside storage is permitted as a use in Table 311-2, Nonresidential Use Matrix or in the definition of the use in Appendix A. For purposes of this section, outdoor storage is divided into the following categories:

(5) **Class 5 Storage.** Class 5 storage includes any of the following:

(6) **Urban Farm Storage.** Outdoor storage of tools, materials, and produce from Urban Farms. As defined in this Chapter, shall be allowed on all operating Urban Farm, according to the following standards:

- A. Chemical fertilizers and pesticides may be stored outdoors but shall meet all requirements of the International Fire Code and all directives of the Fire Marshal's Office, and shall be secured behind a locked, fully opaque fence.
- B. Organic soil amendment materials (such as, but not limited to, wood chips, leaves, compost) may be stored outdoors but shall be secured from erosion and runoff by tarps or dry material when not in active use. These piles should be no higher than 6 feet in height and shall not cause noxious odors. Soil organic material shall be screened from public view.
- C. Plants and produce can be stored outdoors at any time.
- D. Farm equipment, including motor vehicles and motorized farm equipment, may be stored outdoors so long as they are properly secured while in storage and screened from public view.
- E. Vehicle fuels including gasoline and diesel fuel, shall not be stored outside.
- F. All outdoor storage must comply with the San Antonio Property Maintenance Code and the San Antonio Fire Code.



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

Add urban agriculture-related definitions to Definitions and Rules of Interpretation.

UDC 2021 Proposed Amendment

Amendment 6-7**Applicant:** Food Policy Council of San Antonio**Amendment Title** – Sec. 35-A101. - Definitions and Rules of Interpretation.**Amendment Language:**

Civic uses. Any of the following uses, as defined in the use matrix, which uses are hereby found to provide focal points for community interaction and foster citizen participation in civic activities:

Churches, temples, synagogues, mosques, and other religious facilities.

Clubs or lodges

College or university facilities

[Community Gardens](#)

Day care centers

Exhibitions and art galleries

Grade schools

Library buildings

Meeting halls or clubhouses

Movie theaters

Museum, exhibition, or similar facilities

Performance theaters

Postal

Public administration

School or university buildings

Trade or specialty school facilities

[Urban Farms](#)

[High Tunnel. See Hoophouse.](#)

[Hoophouse. A temporary structure constructed of translucent material and supported on metal or plastic pipe, which is devoted to the protection or cultivation of flowers or other tender plants. Also called High Tunnel.](#)

Produce. Fresh fruits [and/or](#) vegetables, [honey, eggs, nuts, and other agricultural products.](#)

Residential market garden. A garden at one's residence that grows produce incidental to a residential use. Excess produce may be sold on site or elsewhere. In order to maintain residential character, sales of produce shall be so conducted as to not be visible from any public street or walk. ~~Sales on the property must be conducted out of sight of the general public.~~

Soil organic matter (SOM. The organic component of soil, consisting of three primary parts including small (fresh) plant residues and small living soil organisms, decomposing (active) organic matter, and stable organic matter (humus). Soil organic matter serves as a reservoir of nutrients for crops, trees, shrubs, and vegetation, and provides soil aggregation, increases nutrient exchange, retains moisture, reduces compaction, reduces surface crusting, and increases water infiltration into soil. (Sources: NRCS)

~~Truck farm. A small tract of land (less than ten (10) acres) on which produce is raised and sold by the owner on site or at off site markets.~~

Urban farm. A tract of land within city limits, not at one's own residence, on which produce is raised and sold on site or elsewhere. This can include farming and/or greenhouses and/or hoophouses on vacant lots or acreage. Composting of vegetative materials produces on the farm or elsewhere is allowed, as long as it is covered by dry material to prevent nuisance conditions. A farmstand or market may be located on the site. In addition to holding a market, an urban farm may host educational events and/or serve as an event venue, provided that sufficient off-street parking is provided.



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Justin R. Krobot, PMP, BCMA Organization (if applicable): Tree Mann Solutions, LLC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 11.15.2021
(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)

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)

Update to 35-523 (g) Table 523-2 add the following row:

Method: Implementation of an approved tree care plan

Description: Dollars spent on tree care activities for preserved trees such as assessment, monitoring, nutrient amendment, and aeration on site above minimum requirements to be credited towards outstanding mitigation.

Restrictions: Tree care plan to be written by a qualified arborist and signed by the owner at permit submittal. Costs to be verified at time of project closure.

UDC 2021 Proposed Amendment

Amendment 8-1**Applicant:** Justin Krobot**Amendment Title** – ‘35-523 – Tree Preservation’**Amendment Language:**

- (g) **Mitigation/Alternative Mitigation Methods** . Significant or heritage trees may be removed in excess of the minimum preservation requirement contained in subsection (f) provided the excess removal is properly mitigated. If mitigation is required to compensate for removing trees in excess of the number of diameter inches allowed to be removed within the surveyed area to be calculated for tree preservation under the minimum preservation requirements, the mitigation may be achieved in one (1) of the ways prescribed in table 523-2, below:

Table 523-2 Mitigation

| (A) Method | (B) Description | (C) Restrictions |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Establishment and maintenance of new trees at the required ratio on-site | Significant 1:1 Heritage 3:1 All tree species of Ash (all Fraxinus species) Hackberry (all Celtis species) Huisache, Ashe Juniper and Mesquite will be mitigated at 1:1. | No more than twenty-five (25) percent of the replacement trees shall be of the same species for the purposes of mitigation. Replacement trees must be at least one and one-half (1.5) caliper. |
| Payment to the tree mitigation fund | In lieu of meeting the minimum preservation or final canopy standards of this section, a payment to the tree mitigation fund may be provided in accordance with 35-C110. | See subsection (o) tree mitigation fund for the authorized collection and disbursement of these funds. |
| Protection and maintenance of smaller trees within surveyed area | Protection and maintenance of existing trees within the surveyed area that are smaller than the size requirements for a protected tree. | Such trees must be at least two and one-half (2½) inches DBH. See column B ratios for diameter-inches required. |
| Protection and maintenance of natural areas within the surveyed area | Protection and maintenance of existing natural areas, i.e., prairie, etc. | Area(s) must contain desirable plants as determined by the city arborist and/or by Texas Parks and Wildlife Dept. |
| <u>Implementation of an approved tree care plan</u> | <u>Dollars spent on tree care activities to enhance the health of preserved trees such as assessment, monitoring, nutrient amendment, and aeration on site above minimum requirements to be credited towards outstanding mitigation</u> | <u>Tree care plan to be written by a qualified arborist and authorized by project owner at permit submittal. Costs to be verified at time of project closure.</u> |



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: John E. Gonzales Organization (if applicable): _____
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: John E. Gonzales Date: 1-20-2022
(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)

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)

Sec. 35-402-Completeness Review (a) Pre Application Conference
Add at end of paragraph (e) Or submitted for review on past denied
zoning case at no cost. To determine if you had the majority of votes
of your neighbors and followed zoning recommendation even if you waited
to the end of the process to follow zoning recommendation for →

UDC 2021 Proposed Amendment

Amendment 12-1**Applicant:** John E. Gonzales**Amendment Title** – ‘35-402 – Completeness Review’**Amendment Language:**

The provisions of this section apply to any application under this Chapter, unless otherwise provided in the provisions pertaining to the regulations for the specific application or permit.

- (a) **Pre-Application Conference.** Before any application is filed with the director, the applicant may attend a pre-application meeting with the director or his designee. The purpose of the pre-application meeting is to discuss, in general, the procedures and requirements for an application pursuant to this chapter. Or submitted for review on past denied zoning case at no cost. To determine if you had the majority of votes of your neighbors and followed zoning recommendation even if you waited to the end of the process to follow zoning recommendation for conditional (R-6 conditional) use and had the backing of your neighbors.



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: John E. Gonzales Organization (if applicable): _____
Address: _____
Phone: _____ Email: _____
Signature: John E. Gonzales Date: 1-20-2022
(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)

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)

Sec. 35-422-Conditional Zoning (a) Applicability (Add to end of paragraph)
Also if you have already applied for rezoning Conditional use or eventually
followed the recommendation of zoning in the past and you were denied
the rezoning, then if you show proof that you had the majority of your neighbors
votes for Conditional use (R-b Conditional), you can ask to have your →

UDC 2021 Proposed Amendment

Amendment 12-2**Applicant:** John E. Gonzales**Amendment Title** – ‘35-422 – Conditional Zoning’**Amendment Language:**

- (a) **Applicability.** The provisions of this section apply to any application for rezoning of a tract, parcel or land area to a conditional zoning district. Conditional zoning district may be applied as parallel districts to any of the base zoning districts. Also if you have already applied for rezoning conditional use or eventually followed the recommendation of zoning in the past and you were denied the rezoning. Then if you can show proof that you had the majority of your neighbor's votes for conditional use (R-6 conditional), you can ask to have your case reviewed at no cost. Then after review that zoning will adjust your zoning for conditional use. Again at no cost.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Theresa A. Ybanez Organization (if applicable): MSJNA, HWMRNA, Roosevelt NA & Villa Coronado NA
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: J.A. Ybanez, President MSJNA Date: 1/21/2022
(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)

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)

Sec.35-339.06 change to b.1. to better protect the Missions within the World Heritage Buffer Zone from encroaching development that would harm the Outstanding Universal Value, intangible heritage and authentic experience at and around the World Heritage site. The change would be in sync with SATomorrow plan and the community's goals.

Sec. 35.339.06 MPOD is attached with the suggested text.

UDC 2021 Proposed Amendment

Amendment 13-1**Applicant:** MSJNA, HWMRNA, Roosevelt NA, and Villa Coronado NA**Amendment Title** – ‘Sec. 35-339.06. - "MPOD" Mission Protection Overlay Districts.’**Amendment Language:***STATEMENT OF PURPOSE*

The San Antonio Missions and their historic grounds are an invaluable historic resource within the City of San Antonio. The City of San Antonio recognizes the positive cultural and economic benefits to preserving the scenic and environmental quality of the sites. A new zoning overlay for the four (4) Mission Sites (Mission Concepcion, Mission San Jose, Mission San Juan and Mission Espada) will regulate the height of new construction which may encroach upon or threaten the integrity of the historic mission sites.

Development and land use adjacent or near the Mission sites have the ability to negatively impact the scenic and environmental quality of these important sites. The purposes of these overlay districts is as follows:

- To create a more attractive, cohesive, and safe environment.*
- To safeguard San Antonio's heritage by preventing the despoliation of views of areas and buildings that reflect important elements of the city's cultural, natural, historic, and economic fabric.*
- To create favorable impressions of San Antonio as well as provide environmental enrichment for the citizens of the city.*
- To enhance San Antonio's image as a progressive, scenic, and livable community.*
- To preserve, protect, and enhance areas of high tourist and visitor visibility.*
- To enhance the appearance and economic viability of Mission Protection Overlay Districts.*
- To provide motorists, cyclists and pedestrians with attractive viewing opportunities.*
- To reduce visual clutter and limit distractions modern-day distractions within Mission Protection Districts.*
- To stabilize and strengthen property values within Mission Protection Districts.*

(b) Boundaries.

- (1) Boundaries established for MPOD-1, MPOD-2, MPOD-3 and MPOD-4.** Typically, Mission Protection Districts shall encompass all areas that are visible or potentially visible from a disc. This shall be defined as the area which falls within a 2,500-foot ~~4,500-foot~~ radius originating from a point located exactly one hundred twenty-five (125) feet from the front door of each Mission chapel, as marked by the disc.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Theresa A. Ybanez Organization (if applicable): MSJNA, HWMRNA, Roosevelt Ave and Villa Coronado NA
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: *Theresa A. Ybanez, President MSJNA* Date: 1/21/2022
(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)

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)

Sec. 35-409 Citizen Participation Plan change requested to better involve the community by making sure that the developer is reaching out to as many residents as possible beyond the 200' from the proposed development and to insure community input.

Sec. 35-409 Citizen Participation Plan is attached with the suggested text.

UDC 2021 Proposed Amendment

Amendment 13-2**Applicant:** MSJNA, HWMRNA, Roosevelt Ave and Villa Coronado NA**Amendment Title** – 'Sec. 35-409. - Citizen Participation Plan'**Amendment Language:**

(b) Required ~~Recommended~~ Procedures.

- (1) **Meetings.** The applicant must ~~may~~ facilitate at least two (2) meetings ~~one (1) meeting~~ with surrounding neighborhoods before formally filing an application.
- (2) **Target Area.** The target area shall include the following:
 - A. Property owners within the public hearing notice area required by V.T.C.A. Local Government Code § 211.007(c)1;
 - B. A neighborhood association and/or coalition which includes the subject property and/or is within two hundred (200) feet with at least fifty (50) notifications and should go beyond two hundred (200) feet if the area of the subject property does not have at least 50 residents to notify. The neighborhood association, HOA or coalition ~~of the subject property and~~ is registered with the department of planning and community development in accordance with the requirements of section 35-420 of this chapter.

- (4) **Report on Implementation of Citizen Participation.** To be most effective an applicant must ~~should~~ provide a written report on the results of their citizen participation effort prior to the filing of an application. The report must ~~will~~ be attached to the department of planning and development services's public hearing report. At a minimum, the citizen participation report shall include the following information:



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Deborah Reid Organization (if applicable): Greater Edwards Aquifer Alliance
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Deborah Reid Digitally signed by Deborah Reid
Date: 2020.04.22 16:50:53 -05'00' Date: April 22, 2020
(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)

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)

This amendment would update this section with specific definitions of key terms related to
floodplains and riparian areas, consistent with current science and federal floodplain
recommendations.

UDC 2021 Proposed Amendment

Amendment 14-1

Applicant: Greater Edwards Aquifer Alliance

Amendment Title – ‘Sec. 35-F124 – Allowable Development Within the Regulatory Floodplain’

Amendment Language:

Sec. 35-F106. - Special Floodplain Definitions.

Ecological functioning*: The fundamental **ecological services** that floodplain, riparian areas or **SMZ areas** perform fall into three major categories: (1) hydrology and sediment dynamics, (2) biogeochemistry and nutrient cycling, and (3) habitat and food web maintenance while performing these ecological services: assist in mitigating nonpoint source pollution; stabilize stream banks and reduce floodwater velocity resulting in reduced erosion and downstream flood peaks; maintain water levels in streams, lakes, water tables and aquifers; sequester greenhouse gases to improve air quality; and supply food, cover and water for a diversity of terrestrial and aquatic wildlife especially migratory birds. Adverse impact includes the physical impacts due to erosion, scour and deposition associated with increased frequency and volume of runoff that negatively alters the ecological functioning of the receiving water body. The NRCS allowable method will be used to calculate impact and capacity of the receiving water body/floodplain within the watershed.
(https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014199).

Green infrastructure or nature-based storm water management: Incorporates both the natural environment and engineered systems as an effective approach to storm water management that protects, restores, or mimics the natural water cycle and enhances community safety and quality of life.
(<https://www.americanrivers.org/threats-solutions/clean-water/green-infrastructure/what-is-green-infrastructure/>)

Riparian areas: Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014199

Tributary: is a freshwater stream that feeds into a larger stream or river and are sites of intrinsic ecological value where particular biophysical processes and ecosystem services may be concentrated (Kiffney *et al.*, 2006). In addition, they play a crucial role on downstream channel morphology (Torgersen *et al.*, 2008).



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Deborah Reid Organization (if applicable): Greater Edwards Aquifer Alliance
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Deborah Reid Digitally signed by Deborah Reid
Date: 2020.04.22 16:50:53 -05'00' Date: April 22, 2020
(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)

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)

These amendments will mitigate compoundin g impacts from multiple projects in the same watershed and provide true protection to the 100-year floodplain. If adopted, they will also reduce flood insurance rates by decreasing flood risks and reducing the need for more flood control projects.

UDC 2021 Proposed Amendment

Amendment 14-2**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Sec. 35-F124 – Allowable Development Within the Regulatory Floodplain’**Amendment Language:****SUBDIVISION C. - FLOODPLAIN DEVELOPMENT PERMITS**

Sec. 35-F124. - Allowable Development Within the Regulatory Floodplain.

This ordinance shall only apply to areas of special flood hazard within the jurisdiction of the city and where applicable in its area of extraterritorial jurisdiction.

- (a) Reserved.
- (b) Reserved.
- (c) An increase in water surface elevation is permitted solely when all the following conditions are met:

~~1. Property owner owns both sides of the floodplain.~~

~~2. The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3).~~

3. ~~No increase~~ ~~increase~~ in water surface elevation or TOC for the 1% annual chance floodplain ~~does not exceed six (6) inches.~~

4. No increase in water surface elevations, TOC or velocities upstream and downstream outside of the owner's property limits.

(d) Account for increase in discharge due to loss of storage in all reclamation analyses on site and when natural channel design has been used in accordance with Sect. 35-210.

(e) Demonstrate that the development will not increase the regulatory 1% annual chance floodplain velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps. ~~unless proven that the existing channel/creek is stable (i.e., rocky-bottom channel/creek) and no signs of erosion or scour are occurring in predevelopment conditions.~~

(f) The following development may be allowed in the regulatory 1% annual chance when there is no increase in water surface elevations and will require a floodplain development permit (see section 35-B106 for permit requirements):

- (1) All-weather street crossings that meet the requirements of subsection 35-504(g)(7).
- (2) Utility construction.
- (3) Parks.
- (4) Greenways.

(5) ~~Recreational facilities and Golf courses~~ where water quality features meeting standards set forth in Sect 35-510 are installed to prevent pollution from entering waterways.

(6) Hike and bike trails.

(7) Drainage improvements that mitigate existing or anticipated flood hazards where water quality features meeting standards set forth in Sect 35-510 are installed to prevent pollution from entering waterways.

(8) Publicly funded capital improvement projects that reduce flooding and pollution including anthropogenic debris/litter to protect ~~the~~ public safety and water quality.

(9) Maintenance activities will follow the approved Streamside Management Zone (SMZ) guidelines to protect ecological functioning when necessary to maintain the storm water conveyance of the floodplain.

(10) Drainage infrastructure repair.

(11) Floodplain or stream restoration that result in a reduction in pollutant loads, or other action needed to attain state water quality standards that protect aquatic life, drinking water and other designated uses.

(12) Wetland reestablishment, mitigation, or environmentally friendly design criteria (i.e. Natural channel design, Low-Impact Development, etc., set forth by the San Antonio River Authority and/or U.S. Army Corps of Engineers).

(13) Habitat re-establishment or restoration.

(14) Installation of flood monitoring controls - rain gages, early flood warning systems, high water detection systems, etc. (15)

Installations of emergency devices necessary to warn alarm and protect citizens at flood hazards.

(16) Improvements to a structure that do not fall under the definition of substantial improvement.

(17) Elevating and/or floodproofing structures in the floodplain.

~~(18) 1% annual chance floodplain reclamation where the watershed drainage area is less than three hundred twenty (320) acres when the floodplain storage volume lost due to fill is offset by comparable excavation within the same floodplain (see subsections 35-F124(d) and 35-F124(f)(27). In addition, all federal, state, or local permits shall be obtained, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 (see subsections 35-F122(a)(3)).~~

~~(19) —Parking lot construction where water depths do not exceed six (6) inches during a future 1% annual chance storm event.~~

~~(20) 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain. (See subsections 35-F124(d) and 35-124(f)(27).)~~

~~(21) 1% annual chance floodplain reclamation in overbank areas subject to extensive shallow (0'—3') flooding where velocities in the overbank area are less than three (3) fps and where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain (see subsections 35-F124(d) and 35-F124(f)(27).) Where a maximum amount of fill allowed in the overbank areas is no more than three (3) feet with engineered slope stability calculations.~~

(22) Historic structure reconstruction, rehabilitation or restoration.

~~(23) Development in the low risk flood area, as defined by appendix A or subject to the requirements of section 35-F145.~~

~~(24) Reclamation between the 1% annual chance floodplain and the regulatory 1% annual chance floodplain.~~

(25) Reserved.

(26) Nonresidential construction. The following restrictions will be placed on nonresidential construction in the floodplain:

~~A. Demonstrate that no alternative sites are available for development within the property that is out of the floodplain.~~

~~B. Meet all the requirements of subsection 35-F142(b), Nonresidential construction.~~

~~C. Ensure the lowest finished floor elevation and/or the height to which the building must be floodproofed is no lower than the higher elevation of the energy grade line or the water surface elevation plus one (1) foot of the regulatory 1% annual chance floodplain.~~

~~D. An increase in water surface elevation may be permitted on the developer's property if the floodplain is contained in a dedicated drainage easement or right-of-way. If all the requirements of 35-F124(c) are met.~~

~~E. Reserved.~~

~~F. Demonstrate that the development will not increase the 1% annual chance floodplain postdevelopment velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities exceed six (6) fps.~~

~~G. Demonstrate that the development will not be subject to damage from hydrostatic or hydrodynamic forces, debris impact, soaking, sediments and contaminants.~~

~~H. Provide, operate and maintain an early flood warning system for the development. Warning systems will be subject to periodic inspection by the City of San Antonio to ensure they are maintained and operated as intended as per floodplain administrator's direction.~~

~~I. Complete the Letter of Map Revision process for the development.~~

~~J. The owner shall indemnify the City of San Antonio against damages resulting from flooding on the owner's site.~~

~~K. Other site-specific restrictions and/or requirements deemed appropriate by the floodplain administrator.~~

(27) Construction in areas of flood inundation must meet the requirements of section 35-F141, General Standards. Structures associated with park and recreation development (fences, open construction type bleachers, concession stands etc.) may be permitted in areas of flood inundation. Keep this construction out of the flood

conveyance section of the floodplain. Compensate for loss of storage. Secure structures to minimize damage from hydrostatic or hydrodynamic forces (including buoyancy) and debris impact.

(Ord. No. 2008-09-11-0789, § 2, 9-11-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2009-08-20-0661, § 3, 8-20-09) (Ord. No. 2010-10-14-0894, § 2, 10-14-10)(Ord. No. [2015-12-17-1077](#), § 2, 12-17-15)



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Deborah Reid Organization (if applicable): Greater Edwards Aquifer Alliance

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Signature: Deborah Reid Digitally signed by Deborah Reid
Date: 2020.04.22 16:50:53 -05'00' Date: April 22, 2020
(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)
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- ☐ 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)

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)

Because the ecological function of a regulatory floodplain is essential to the city's flood mitigation strategies, this amendment would only allow development within a floodplain on a case-by-case basis, subject to approval by the Planning Commission.

UDC 2021 Proposed Amendment

Amendment 14-4**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Sec. 35-F131 – Requirement’**Amendment Language:****SUBDIVISION C. - FLOODPLAIN DEVELOPMENT PERMITS**

Sec. 35-F131. - Requirement.

No development or other encroachment is allowed in a floodplain ~~that will result in any increase in the base flood elevations except as provided in subsection 35-F124(c).~~ Variances to this provision will be reviewed by the Planning Commission for approval. Where construction of structures in a floodplain is allowed by the floodplain administrator and by the Planning Commission, a floodplain development permit shall be required to ensure conformance with the provisions of this ordinance 35 F124(c). In addition, all land development in any area of special flood hazard shall be required to have a floodplain development permit.



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

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- ☐ Eliminate unnecessary development costs
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Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

These recommendations update policy and principles to reflect current scientific understanding of water quality and the importance of stream tributaries and headwaters in reducing flood risk.
They would strengthen technical criteria by requiring a baseline of on-site detention to address moderate storms, as well as requiring calculations to account for routine error.

UDC 2021 Proposed Amendment

Amendment 14-5**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Appendix H – Storm Water Design Criteria Manual. Chapter 2 – Drainage Policy’**Amendment Language:**

2.2 - Statement Of Policy

The purpose of this manual is to provide adequate measures for the retention, detention, and distribution of storm water in a manner that minimizes the possibility of adverse impacts on both water quantity and water quality during development. Innovative runoff management practices designed to meet the provisions of this manual, enhance the recharge of groundwater, and maintain the function of critical environmental features are encouraged. The city recognizes that watercourses, and their associated watersheds, within the City of San Antonio's jurisdiction represent significant, irreplaceable, recreational, and aesthetic resources and contribute to the economic and environmental health of the city. As all of these watersheds are susceptible to concentrated surface water runoff, disturbance of wildlife habitat, non-point source pollution, and sedimentation **development activities** they should be developed in a sensitive and innovative manner [to address these concerns](#).

This manual implements the following policies of the master plan (Section 121 of City Charter, Resolution 97-05-01 approved May 14, 1997, Ordinance 86100 approved May 29, 1997):

- Natural Resources, Policy 1d: Encourage retention of the 100-year floodplains as natural drainageways without permanent construction, unnecessary straightening, bank clearing, or channeling.
- Natural Resources, Policy 1d: 2. Adopt strong storm water management practices throughout the drainage area which include site specific measures such as:
 - [Protection of tributaries including their headwaters](#);
 - On-site storm water retention and detention;
 - Reduction in impervious cover;
 - Natural bank contouring;
 - Floodplain preservation and buffering;
 - Preservation of riparian habitat;
 - Storm water harvesting sites for reuse purposes.

Urban Design, Policy 1g: Prepare design and construction policies and standards for utility and transportation infrastructure, capital improvement projects, public facilities, and development projects that reinforce neighborhood centers and provide diverse, pedestrian-friendly neighborhoods.

If principles cannot be met, please visit with the Director of TCI or his authorized representative.

2.3 – Purpose

Listed below are a few guiding principles to consider while developing drainage for the project site:

- Preserve floodplain and riparian buffers [and their ecological functioning](#).
- Enhance the health, safety, and welfare of its citizens with multi-use facilities.
- Develop cost effective solutions.
- Develop drainage facilities for easier or reduced maintenance.
- Enhance recharge [and water quality within streams and rivers](#).
- Minimize impacts to existing drainage facilities.

2.4 - Basic Knowledge

Prior to designing any project, the design engineer should gather and examine existing information of the project area within the watershed under consideration. From this information the design engineer can then determine if the upstream area will impact the project site or if the proposed development will impact existing downstream drainage systems or structures.

2.5 - Planning

The planning of a project should consider the guiding principles stated above. There are many other guiding principles to consider during the planning of a development or a capital improvement project, including integrated planning by engineer, architect, landscape architect, and other applicable professionals to maximize multi-use features and on-site storm water management performance.

2.6 - Technical Criteria

The storm drainage planning and design should follow the criteria within this manual.

The following ~~two~~ items should be considered during the design process.

following ~~two~~ items should be considered during the design process.

- 1) Diversion of storm water away from the natural watercourse will not be allowed, except within the property boundaries controlled by the developer under the following conditions: a) The storm water is returned to its natural flowing watercourse prior to leaving the developer's property, b) For watersheds greater than twenty (20) acres, a timing analysis of the existing and diverted hydrograph must be performed to confirm that the peak flow rate has not been increased at the point that it reenters the watercourse, as a result of the diversion.
- 2) All developments shall provide adequate [and appropriate](#) drainage outfall at the lower end of the site into an existing street, alley, drainage, easements or right-of-way, or to the centerline of an existing natural drain. Where a proposed street, storm drain, or open channel does not discharge into a natural low or into an existing adequate drainage easement, then facilities and drainage easements of adequate width — to contain the design discharge — shall be constructed and dedicated to the centerline of an existing natural low within the same watershed. However, when the natural low lies within the developer's property, the developer will only be required to plat an easement to the centerline of the natural low; provided that the easement is able to accommodate the facilities that will be built in conjunction with future development of that property.

- 3) All developments shall provide detention on site for a 25 year, 24-hour storm event that will include a water quality component to meet the standards set forth in Sec. 35-210. The water quality requirement for storage systems can be met by providing 24 hours of the WQv (provided a micropool is specified) extended detention. Features to meet this requirement may be situated throughout the site ensuring that the storm water quantity and quality leaving the site meets the requirements. The remainder of storm water required to be managed for ultimate build-out shall do so in accordance with 4.3.1.
- 4) Hydrologic runoff calculations shall be buffered with an additional 10% to accommodate site variability and data collection inaccuracies.



UDC Update Request Application for External Parties
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Date: 2020.04.22 16:50:53 -05'00'

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city board or council (CCR, resolution or signature of the chairperson is required)

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)

In order to reduce cumulative impacts as watershed approach full build-out, this
amendment would make on-site stormwater detention a requirement of participation in the
Regional Stormwater Management Program (RSWMP).

UDC 2021 Proposed Amendment

Amendment 14-6**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – 'Appendix H – Storm Water Design Criteria Manual. Chapter 4 – Planning**Amendment Language:**

APPENDIX H - STORM WATER DESIGN CRITERIA MANUAL

CHAPTER 4 - PLANNING

4.2- Regional Drainage Master Plan (Watershed Master Plan)

The Bexar Regional Watershed Management (BRWM) is a partnership among Bexar County, the City of San Antonio, the San Antonio River Authority and 20 suburban cities to address flood management and [water quality concerns on a regional basis](#).

An Inter Local Agreement for Bexar Regional Watershed Management program was approved in May 2003 and amended in April 2010 between the managing partners (Bexar County, the City of San Antonio, and the San Antonio River Authority). The oversight and implementation process for this program includes elected officials, entity staff at all levels, and most importantly, a citizens' advisory process. The program was set up to develop and implement efficient and economic flood control throughout Bexar County.

A number of potential Capital Improvement Projects have been identified through the BRWM Watershed Master Plans. A number of these projects within the Watershed Master Plan have been funded and constructed.

4.3- Regional Storm Water Management Program (RSWMP)

This section represents the policies of the RSWMP and understanding this section will enable the design engineer to provide utility and transportation infrastructure, capital improvement projects, public facilities, and development projects meeting the policies of the UDC.

4.3.1A - RSWMP Overview [and Community Goals](#)

The City of San Antonio determined that regional storm water management [based on a watershed approach](#), is preferable [and will include](#) ~~to~~ site-specific storm water mitigation. [Regional management will be crucial in mitigating drainage and flooding impacts from large storm events and in maintaining the ecological functioning of floodplain systems](#). The regional [portion of the](#) storm water management program provides for the administration, planning, design, construction, and operational management of regional storm water facilities (RSWF). Regional storm water management uses a watershed-wide approach to analyze potential flooding problems, identify appropriate mitigation measures and select site locations and design criteria for RSWF. These RSWF include, but are not limited to, regional detention and retention ponds, watershed protection, land purchase, waterway enlargement, channelization, and improved conveyance structures [utilizing green infrastructure, natural channel design and restoration techniques that will incorporate water quality and debris capture components](#). The regional storm water management program allows developers to participate in the program [to meet requirements greater than those for a twenty-five \(25\) year storm](#) rather than constructing ~~the~~ on-site ~~detention controls required by this section~~, when the City has determined that the increased runoff from the proposed development will not produce a significant adverse impact to other properties ~~as outlined in 4.3.1C~~ [or on those features receiving the runoff discharged from the site](#).

4.3.1B - RSWMP Participation

All developers shall participate in the RSWMP in the following ~~one (1) of three (3)~~ ways:

1. Payment of a fee in lieu of on-site detention in combination with on-site detention as outlined in 2.6.3 (except in areas designated by the Director of TCI as "mandatory detention areas"). The fee schedule is included in UDC Appendix "C," section 35C-109.
2. Construction of on-site water quality facilities where the remainder of runoff will be mitigated by ~~and~~ ~~or~~ off-site measures located within the same sub-watershed (typically storm water detention facilities) to mitigate increases in runoff resulting from the proposed development anticipated from ultimate development of the watershed plus freeboard (based on Table 9.3.14).
3. ~~Construction or~~ Participation in the construction of an off-site RSWF within the same sub-watershed in combination with on-site detention as outlined in 2.6.3 to mitigate increased storm water runoff anticipated from ultimate development of the watershed.

4.4 - Adverse Impact

To determine a significant adverse impact for the purposes of this section, the following criteria will be used to analyze the receiving storm water facilities within two thousand (2,000) linear feet of the project, to the nearest downstream RSWF, or to the nearest floodplain with an ultimate analysis accepted by the city, whichever is less. For lots less than three (3) acres in size, adverse impact analyses need only extend to where tributary drainage areas equal one hundred (100) or more acres.

1. The storm water surface elevation (WSE) in receiving facility [natural or improved] drainage systems within two thousand (2,000) linear feet of the proposed development may not be increased by the proposed development unless the increased WSE is contained within easements or rights-of-way or the receiving systems have sufficient capacity to contain the increased WSE without increasing flooding to habitable structures.
2. Ultimate development runoff at low water crossings during regulatory (five (5), twenty-five (25), and one hundred (100) year frequency) storm events must not classify the low water crossing as "Dangerous to Cross" based on Figure 4.3.1.C. If the ultimate WSE exceeds this criterion, the crossings may be improved to the standards of this chapter in lieu of providing onsite storm water control measures or paying a fee.
3. Three (3) development conditions shall be analyzed with each adverse impact analysis.

Existing Conditions. This refers to current development conditions in the watershed and on site. This shall be used as the baseline for determining the impact of the development of the site, or the watershed, to other properties or drainage systems.

Proposed Conditions. This refers to existing conditions with the proposed development added. This shall be used to determine if the increased runoff from the proposed development results in an adverse impact to other properties or drainage systems including the physical impacts due to erosion, scour and deposition associated with increased frequency and volume of runoff that negatively alters the ecological functioning of the receiving water body. The NRCS allowable velocity and shear stress method will be used to calculate impact and capacity of the receiving water body/floodplain within the watershed at ultimate conditions.

Ultimate Conditions. This refers to ultimate development conditions within the watershed. In addition to being used to design proposed drainage facilities (subsection "4.3.2 System Criteria," below), this condition shall also be used to determine if the increased runoff from the ultimate development of the watershed results in an adverse impact to other properties or drainage systems.

In addition to verifying low water crossing capacity (item 2, above), this analysis shall be used to assist the city in identifying watershed wide storm water management issues.

4. Minimum standards for identifying Dangerous Roadway conditions are identified in Figure 4.3.1C below.

Note: The City of San Antonio contends that any runoff crossing a roadway creates a potentially

dangerous condition. Figure 4.3.1C represents the maximum flow depth over roadways that the City will accept in adverse impact analyses signed and sealed by the licensed professional engineers.

Figure 4.3.1C 1 - Roadway Flow Depth vs. Velocity

5. The City of San Antonio may reject a developer's request to participate in the RSWMP by payment or mitigation and require on-site detention. The City's decision will be based on the knowledge of significant adverse impacts that would be created by ultimate development of the watershed regardless of the distance from the development to the area of concern. The City may also reject a request for participation when it is not in the best interests of the RSWMP. The developer is recommended to meet with TCI Storm Water Division to discuss participation options prior to commencing design of a project. This preliminary meeting in no way relieves the developer of his responsibility to prepare the necessary engineering documentation to support his request for participation.

4.3.1D - Fee in Lieu of

The storm water development fee in lieu of ~~on-site detention~~ must be paid prior to a plat being released for recordation by the City of San Antonio or the issuance of a building permit. The fee shall be determined in accordance with the provisions of UDC Section 35-C109, storm water management fees.

4.4.11- Infill Development Zone (IDZ)

A development within the IDZ area shall comply with the storm water management standards with the following exception. The reuse of an existing building ~~or the development of an existing parcel or lot of less than ten thousand (10,000) square feet~~ where there is not increase in impervious surfaces. The development within an IDZ area is exempt from the FILO fee.

4.12- Maintenance Standards

- D. Design of new channels or alterations to existing channels shall consider future maintenance requirements. A maintenance schedule for any private channel shall be submitted to and approved by the Director of TCI prior to approval of construction plans. Maintenance requirements of concrete channels consist of de-silting activities, prevention of vegetation establishment in construction joints, and repair of concrete as necessary. Maintenance of earthen channels includes regular observation and repair, as necessary, of erosion, scouring, and removal of silt deposits, as necessary to maintain design parameters. Developers shall be responsible for maintaining newly planted channels until coverage is established throughout eighty-five percent (85%) of the area. This area shall include slopes, floor, and any attendant maintenance easement. New earthen channels shall be planted with drought resistant, low growth, native species grasses, which will allow unobstructed passage of floodwaters. Johnson grass, giant ragweed and other invasive species shall not be allowed to promulgate in channels. Suggested species shall include, but are not limited to, common bermuda, coastal bermuda, buffalo grass, sideoats grama, seep mulch, little bluestem, and indian grass. Channel design must accommodate for sufficient growth to maintain healthy and effective vegetative cover from the selected species. Mowing frequencies vary with the vegetation growth rates, but is required when the grass exceeds the design roughness coefficient of the channel.



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

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- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
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Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

This would update the UDC definitions of key terms related to floodplains and riparian areas, consistent with current science and federal floodplain recommendations.

UDC 2021 Proposed Amendment

Amendment 14-7**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Appendix H. Chapter 19 – Definitions’**Amendment Language:**

APPENDIX H

CHAPTER 19 - DEFINITIONS

19.1 - Introduction

Ecological functioning*: The fundamental **ecological services** that floodplain, riparian areas or **SMZ areas** perform fall into three major categories: (1) hydrology and sediment dynamics, (2) biogeochemistry and nutrient cycling, and (3) habitat and food web maintenance while performing these ecological services: assist in mitigating nonpoint source pollution; stabilize stream banks and reduce floodwater velocity resulting in reduced erosion and downstream flood peaks; maintain water levels in streams, lakes, water tables and aquifers; sequester greenhouse gases to improve air quality; and supply food, cover and water for a diversity of terrestrial and aquatic wildlife especially migratory birds. Adverse impact includes the physical impacts due to erosion, scour and deposition associated with increased frequency and volume of runoff that negatively alters the ecological functioning of the receiving water body. The NRCS allowable method will be used to calculate impact and capacity of the receiving water body/floodplain within the watershed.
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014199.

Green infrastructure or nature-based storm water management: Incorporates both the natural environment and engineered systems as an effective approach to storm water management that protects, restores, or mimics the natural water cycle and enhances community safety and quality of life. <https://www.americanrivers.org/threats-solutions/clean-water/green-infrastructure/what-is-green-infrastructure/>

Riparian areas: Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014199

Tributary: is a freshwater stream that feeds into a larger stream or river and are sites of intrinsic ecological value where particular biophysical processes and ecosystem services may be concentrated (Kiffney *et al.*, 2006). In addition, they play a crucial role on downstream channel morphology (Torgersen *et al.*, 2008).



UDC Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

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

These amendments will ensure that abutting properties will be protected from stormwater runoff during local rain events.

UDC 2021 Proposed Amendment

Amendment 14-8**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.’**Amendment Language:****Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.****(e) Street Construction Standards.**

- (2) **Standards Which Are Applicable.** The following provisions of the street construction standards shall apply to all infill development, including that listed above:

- A. Standards relating to sidewalks, subsection 35-505(q) provided, however, that the applicant shall not be required to provide a sidewalk width exceeding that of any existing sidewalks adjoining the site, provided that minimum ADA standards shall be met in accordance with subsection 35-506(d)(9)C. In single-family locations see also subsection 35-506(q)(2)F.
- B. If the lot adjoins a street in which the right-of-way is not aligned with the adjoining parcels, the standards relating to the dedication of right-of-way (subsection 35-505(g)) shall apply (see Figure 343-1).

- (f) **Stormwater Management.** Infill development shall comply with the stormwater management standards, section 35-504 of this chapter, except as otherwise provided herein. The stormwater management standards shall not apply to the following:

- (1) The reuse of an existing building where there is not an increase in impervious cover; or
- (2) The development of an existing parcel or lot of less than ten thousand (10,000) square feet ensuring that runoff from the development will not enter onto abutting properties.

The stormwater management standards shall apply to all other infill development not listed above. A Storm Water Management Plan Report shall be submitted at the platting stage.



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- ☒ 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)

These amendments will not only address the shortage of parks within the city, but will ensure that dedications increase the city's open green space. This open space will continue to provide air and water quality while reducing stormwater runoff in a manner to provide outdoor recreational opportunities and safe pedestrian access.

UDC 2021 Proposed Amendment

Amendment 14-9**Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Sec. 35-503. – Parkland Dedication Requirement.’**Amendment Language:****Sec. 35-503. – Public Parkland and Open Space Dedication Requirement.**

Parks and open space provide a valuable asset to the urban form of the city, its historical development, its environmental integrity and the general welfare of its residents. Parks and open space have provided a significant role in the history of the City of San Antonio. The Laws of the Indies provided that the size of the parks and open spaces, such as plazas, shall be proportioned to the number of inhabitants and should take into consideration the growth of the community. Consistent with the historical development of the city, it is the intent of this section that parks and open space should provide focal points for new communities. A central square or green, for example, may comprise a majority of the area required for dedication.

(a) Applicability.

(3) The provisions of this section are reduced or do not apply to:

A. A proposed subdivision located within:

1. An infill development zone,
2. Form based zoning district (FBZD), or
3. In the CRAG area, as defined, for a development that includes a designation and rehabilitation of an eligible historic landmark not previously designated; or
4. When a non-residential use is proposed (examples include: public or private schools, assisted living facilities, nursing homes, churches, "D" - downtown district, and ROW).

B. A proposed subdivision located within a planning area which has a surplus of improved neighborhood parks/open space, as designated in the parks system plan is able to reduce requirements by 50% if the parkland provides connectivity to existing or proposed parkland or trails, unless the surplus has been eliminated by the subsequent approval of residential dwelling units within the planning area, as measured by the level of service standard established in Table 503-1, column (B).

(b) Required Parkland.

(1) The following areas shall not be considered parkland pursuant to this subsection:

- B. Utility easements, drainage easements, or street rights-of-way, unless such areas are useable for public recreational purposes and will not be permanently converted to a street or trench. Land underneath overhead utility lines shall in no instance be considered a park/open space except where used for jogging trails, bicycle trails, or parking areas accessory to a park/open space. Trails shall conform to standards set forth in Table 503-4 ~~and credit will be given for trail only.~~ It is encouraged that rights-

of-way be used as the public accessible portion and with an additional 30 ft width, may be used to meet other requirements including but not limited to the provisions of Sec. 35-512 - Streetscape Planting Standards and 13.7.2.2 - On-Site Storm water Management feature when designed as green infrastructure or with nature-based storm water management practices.

(c) **Parkland Characteristics.**

- (1) **Generally.** Land designated as parkland shall be maintained as a park or open space and may not be separately sold, subdivided, or developed except as provided below. A minimum of 60% of the surface of the property to be used to meet the parks and open space requirement must remain in a pervious condition and a note to this affect shall be added to the plat. The applicant shall provide at least three (3) acres of contiguous parkland if land is to be dedicated to the city.
The applicant shall meet the requirements for parkland dedication through either subsection (c)(3), (c)(4) or (c)(5) detailed below.

Table 503-5 at the end of this section provides a variety of options that may be utilized to meet the parkland dedication requirements. This table is for illustrative purposes only, and the language within each category is to serve as descriptive and not a requirement.

- (d) **Suitability.** In order to ensure that all designated parkland has suitable size, location, dimension, topography and general character, and proper road and/or pedestrian access, as may be appropriate, to be usable parkland, the following standards shall apply:

- (7) **Access.** A minimum of 60% of required dedicated parkland will be accessible to the residents of the city. If streets are planned within a proposed single-family project, parkland provided pursuant to this section shall have direct access to said streets. Direct access shall not be less than fifty (50) contiguous feet along a public street or private street maintained by a homeowner's association. If no streets are planned within a proposed single-family project, parkland provided pursuant to this section shall have direct access of not less than fifty (50) contiguous feet along a public street. Parkland provided within proposed multi-family projects shall have direct access to a public street or private maintained by a homeowner's association or condominium association, or an interior driveway maintained by an apartment association.

- (g) **Fee in Lieu of Land Dedication (Optional).** The intent of the park dedication requirement is to provide parks in neighborhoods. However, circumstances may arise that do not allow parkland dedication.

- (3) For purposes of computing the fair market value of property, variable V in equation above, the applicant may select one (1) of the following:
- A. The fair market value at the time of application of the undeveloped land as determined by ~~a~~ **an** MAI certified real estate appraiser at the applicant's expense; or
 - B. The actual purchase price of the property as evidenced by the applicant's most recent purchase money contract or closing statement dated within two (2) years of the date of application.
- (4) The fair market value, variable V, shall not be less than fifty thousand dollars (\$50,000) and shall not exceed one hundred fifty thousand dollars (\$150,000.00) ~~(\$50,000.00)~~ per acre. The fair market value cap may be revised annually during the city's budget adoption process beginning with the adoption of the fiscal year 2007 budget. The annual revision shall be based upon no more than the cumulative Consumer Price Index. Beginning in 2010, and once every fifth year thereafter, the fair market value cap may be adjusted based on the evaluation and recommendation of a consultant selected and engaged by the city.

Table 503-4
Park Facilities Credit

| (A) Criteria List | (B) Design Criteria | (C) Credit Acres |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Playground | See subsection (3), below. | 1.25 |
| Picnic Area | Picnic areas shall have a minimum area of 2,500square feet and contain two (2) picnic units. A picnic unit is defined as a concrete, metal, or approved material picnic table, two (2) benches,and a cooking grill all permanently anchored to the slab. For every three (3) acres of parkland required, credit for one (1) picnic area may be awarded. | 0.25 |
| Athletic Courts | The court slab shall have a slope not exceeding two (2) percent and shall be constructed of concrete or approved substitute. A basketball court must be a minimum of fifty (50) feet by forty (40) feet, with two (2) metal goals, nets, backboards, and poles at each end. A tennis courtmust be a minimum of sixty (60) feet by one hundred twenty (125) feet, with net and metal posts. A volleyball court must be a minimum of thirty (30) feet by sixty (60) feet, with net and metal posts, and the court must be constructed with either sodded Bermuda grass or a twelve (12) inch course of washed masonry sand or silicasand. If the park dedication requirement exceeds five (5) acres, then an additional three-fourths $\frac{3}{4}$ acre credit may be awarded for a second athletic court. | .75 |
| Open Play Areas | An open play area shall include a minimum area of 20,000 square feet. The areas shall be unobstructed by trees, shrubs, or utilities, with a slope not to exceed five (5) percent. Common Bermuda or approved substitute grass shall be established in these areas. Maximum of one (1) open play area for every five (5) acres of parklanddedication. | 1.00 |

| | | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Swimming Pool | Minimum 500 square feet of water surface, with adjacent deck and lawn areas. A maximum of one and one-half (1½) acres credit may be awarded. A swimming pool may not count towards more than fifty (50) percent of the parkland dedication requirement. | 0.3 acres per five hundred (500) square feet of surface area |
| Recreation Center Building | The building shall be in habitable condition and shall have a minimum one thousand (1,000) square feet of gross floor area. The covenants and restrictions of the homeowners' association shall restrict the building for use as a recreational and/or meeting area for use by all residents of the subdivision. Architectural design shall | .50 for 1,000—1,500 square feet; 1.00 for over 1,500 square feet. |
| | conform to the restrictive covenants recorded for the subdivision. Credit shall be awarded for only one (1) building. A recreation building may not count towards more than fifty (50) percent of the parkland dedication requirement. | |
| Recreation Community Gardening | Community gardens shall have a minimum area of ten thousand (10,000) square feet with a slope not exceeding two (2) percent. Maximum of one (1) community garden for every five (5) acres of parkland dedication requirement. | 0.25 |
| Pavillion/Gazebo | Pavilions must be constructed with galvanized metal roofing or, an approved substitute and posts constructed of wood, metal, stone, or an approved substitute, and shall be a minimum of twenty (20) feet in width by twenty (20) feet in length. Gazebos may be constructed of either wood, metal, or approved substitute, and shall be a minimum of one hundred (100) square feet in size. Architectural design for overhead structures shall conform to the restrictive covenants recorded for the subdivision. Maximum of one (1) overhead structure for every five (5) acres of parkland dedication requirement. | 0.25 |

| | | |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Gymnasium Facilities | Outdoor Gym must meet minimum dimensions of forty (40) feet in width by forty (40) feet in length (or 1,600 square feet), and consist of at least six (6) stations constructed of metal or an approved substitute material. Stations must be secured as recommended by the manufacturer. A maximum of 1.0 acres credit may be awarded. | 1.0 |
| Fitness, Jogging or Walking Trails | Trails shall have a minimum length of one-quarter (¼) mile. Trails shall be constructed of crushed granite, concrete, or asphalt, with a minimum thickness of four (4) inches, a minimum width of eight (8) feet, and shall be sloped to drain. A maximum of two and one-fourth (2¼) acres credit | 1.50 for first quarter (¼) mile length; .75 for an additional quarter (¼) mile length <u>unless the property connects to an existing or proposed trail system as a part of another property to allow continuous access for 1.25</u> |

| | | |
|--|----------------------------|----------------|
| | may be awarded for trails. | <u>credit.</u> |
|--|----------------------------|----------------|



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Ray Morales Organization (if applicable): T1NC/WPA/HWRA/WNAC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Ray Morales Digitally signed by Ray Morales
Date: 2022.01.28 03:52:57 -06'00' Date: 01/28/2022
(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)

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)

UDC Section to be Amended: 35-310.01 (per attached)

Summary: Modify and provide a 25 foot, 1-1/2 story height limit for R-1, R-2, and R-3.

Adhere to consistency and purpose with the Master Plan and Community Plans. Implement the Master Plan policy "to protect neighborhoods", and, "ensure new development is compatible with surrounding development in use, character, and size".

UDC 2021 Proposed Amendment

Amendment 16-1**Applicant:** Tier One Neighborhood Coalition – Ray Morales**Amendment Title** – ‘Sec. 35-310.01 – Generally’**Amendment Language:****Sec. 35-310.01. - Generally.**

Table 310-1
Lot and Building Dimensions Table

| (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) |
|------------------|----------------|----------------|----------------------------|-----------------------|-------------|-------------|-------------------------|---------------------|--------------------|--------------------|---------------------------------|---------------------------------------|--------------------------------------|
| | LOT DIMENSIONS | | | | | | BUILDING ON LOT | | | | BUILDING | | |
| Zoning District | Lot Size (min) | Lot Size (max) | Density (max) (units/acre) | Street Frontage (min) | Width (min) | Width (max) | Front Setback (min) *** | Front Setback (max) | Side Setback (min) | Rear Setback (min) | Height (max) (feet/#of stories) | Size - Individual Building Size (max) | Size - Aggregate Building Size (max) |
| RP | 10 acres | | 0.1 | — | — | — | 15 | — | 5 | — | 35/2-½ | — | — |
| RE | 43,560 | | 1 | 100 | 120 | — | 15 | — | 5 | 30 | 35/2-½ | — | — |
| R-20 | 20,000 | | 2 | 65 | 90 | — | 10 | — | 5 | 30 | 35/2-½ | — | — |
| R-6 ¹ | 6,000 | | 7 | 30 | 50 | 150 | 10 | — | 5 | 20 | 35/2-½ | — | — |
| R-5 ¹ | 5,000 | | 9 | 30 | 45 | 150 | 10 | — | 5 | 20 | 35/2-½ | — | — |

| | | | | | | | | | | | | | |
|-------------------------------|-------------|-----------|----|----|----|-----|----|-----------------------|---|----|---------------------------------|----------------------|---|
| R-4 ¹ | 4,00 0 | | 11 | 20 | 35 | 150 | 10 | — | 5 | 20 | 35/2- ½ | — | — |
| R-3 ^{1,14} | 3,00 0 7 | | — | 15 | 20 | — | 10 | 35 | 5 | 10 | <u>1-1/2</u> 35/3 | 70% oflot area | — |
| R-2 ^{1,14} | 2,00 0 | 2.99 9 | — | 15 | 20 | — | 10 | — | 5 | 5 | <u>1-1/2</u> 35/3 | 50% oflot area | — |
| R-1 ^{1,14} | 1,25 0 | 1.99 9 | — | 15 | 20 | — | 10 | — | 5 | 5 | <u>1-1/2</u> 35/3 | 45% oflot area | — |
| RM-6 ¹ | 6,00 0 | | 7 | 15 | 15 | 150 | 10 | — | 5 | 20 | 35/3 | — | — |
| RM-5 ¹ | 5,00 0 | | 9 | 15 | 15 | 100 | 10 | — | 5 | 10 | 35/3 | — | — |
| RM-4 ¹ | 4,00 0 | | 11 | 15 | 15 | 80 | 10 | — | 5 | 10 | 35/3 | — | — |
| MF-18 ^{1, 4} | — | | 18 | 50 | 50 | — | — | 20 ^{3, 4, 6} | 5 | 10 | 35 | — | — |
| "MF-25" ^{1, 4, 8} | — | | 25 | 50 | 50 | — | — | 20 ^{3, 4, 6} | 5 | 10 | 35 | — | — |
| "MF-33" ^{1, 4, 8} | — | | 33 | 50 | 50 | — | — | 20 ^{3, 4, 6} | 5 | 10 | 45 | — | — |
| "MF-40" ^{1, 4, 8} | — | | 40 | 50 | 50 | — | — | 20 ^{3, 4, 6} | 5 | 10 | 60 | — | — |
| "MF-50" ^{1, 4, 8} | — | | 50 | 50 | 50 | — | — | 20 ^{3, 4, 6} | 5 | 10 | — | — | — |
| "MF-65" | — | | 65 | 50 | 50 | — | — | 20 ^{3,} | 5 | 10 | — | — | — |

| | | | | | | | | | | | | | |
|--------------------|---|--------|----|-----|-----|-----|----|------|-----------------|-----------------|--------|--------|-----------|
| 1, 4 | | | | | | | | 4, 6 | | | | | |
| O-1 ¹⁰ | — | | — | 50 | 50 | — | — | 35 | 20 ² | 30 ² | 25 | 10,000 | 90,000 |
| O-1.5 | — | | — | 50 | 50 | — | — | 35 | 20 ² | 30 ² | 60 | — | — |
| O-2 | — | | — | 50 | — | — | 25 | 80 | 20 ² | 30 ² | — | — | — |
| NC ¹⁰ | — | | — | 20 | — | — | — | 15 | 10 ² | 30 ² | 25 | 3,000 | 5,000 |
| C-1 ¹⁰ | — | | — | 50 | 50 | — | — | 20 | 10 | 30 | 25 | 5,000 | 15,000 |
| C-2 | — | | — | 20 | — | — | — | — | 10 ² | 30 ² | 25 | — | — |
| C-2P ¹⁰ | | | — | 20 | — | — | — | 35 | 10 ² | 30 ² | 25 | — | — |
| C-3 | — | | — | 20 | — | — | — | — | 30 ² | 30 ² | 35 | — | — |
| D ⁹ | — | | — | — | — | — | — | | — | — | — | — | — |
| L | | | | 80 | — | — | 25 | — | 30 ² | 30 ² | 35 | — | — |
| I-1 | — | | — | 80 | 80 | — | 30 | — | 30 ² | 30 ² | 60 | — | — |
| I-2 | — | | — | 100 | 100 | — | 30 | — | 50 ² | 50 ² | 60 | — | — |
| UD-Single-family | — | 10,000 | — | 15 | 15 | 150 | 10 | 20 | 0 | 10 | 35/2-½ | | |
| UD-Multi-family-15 | — | — | 15 | 50 | 50 | — | 10 | 20 | 5 | 10 | 35 | | 15 units |
| UD-Multi-family-33 | | | 33 | 50 | 50 | | 10 | 20 | 5 | 10 | | | 150 units |

| | | | | | | | | | | | | | | |
|--------------------------|----------------|--|------|-----|-----|--|-----|-----------------|-----------------|-----------------|--|--------|-------|--------|
| UD Major Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | | 35 | | |
| UD Minor Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | | 25 | 6,000 | |
| RD- Single- family | 43,5 60 | | 1 | 100 | 120 | | 15 | | 5 | 30 | | 35/2-½ | | |
| RD Major Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | | 25 | | |
| RD Minor Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | | 25 | 6,000 | |
| FR- Single- family | 25 acres* | | 0.04 | | | | 15 | | 5 | | | 35/2-½ | | 35/2-½ |
| FR-Ag Comme rcial | 25 acres* | | | | | | 15 | | 5 | | | 35/2-½ | | 35/2-½ |
| FR Minor Node** | | | 50 | | | | | 10 ² | 30 ² | | | | 6,000 | |
| FR Village Center | 2 acre s | | | 300 | | | | | 10 ² | 30 ² | | | | |
| MI-1 | | | | 80 | 80 | | *** | | 30 ² | 50 ² | | 60 | | |
| MI-1 Minor | | | | 50 | | | *** | | 10 ² | 30 ² | | | 6,000 | |

| | | | | | | | | | | | |
|---------------------------|----------------|--|--|-----|-----|-----|--|-----------------|---------------------|-------|--|
| MI-1 Village Center | 2 acre s | | | 300 | | *** | | 10 ² | 30 ² | | |
| MI-2 | | | | 100 | 100 | *** | | 50 ² | 50 ² 150 | | |
| MI-2 Minor Node** | | | | 50 | | *** | | 10 ² | 30 ² | 6,000 | |
| MI-2 Village Center | 2 acre s | | | 300 | | *** | | 10 ² | 30 ² | | |

Note (14) Half story. An uppermost story containing habitable space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, and in which habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent.



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Antonio V Garcia Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] 2 Email: [REDACTED]
Signature: Antonio V Garcia Digitally signed by Antonio V Garcia
Date: 2022.01.27 12:10:06 -06'00' Date: 01/27/2022
(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)

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)

Sec.35-374.01-(c)-(1) proposed amendments to control Type 2 STRs density.

The proposed amendment for the above referenced Section will help protect the residential character of neighborhoods by controlling the density of Type 2 STRs in a neighborhood block.

DSD FY2021 Annual STR Report confirms that Type 2 permits of 390 permits outnumber Type 1 permits of 80 permits. See attached amended code.

UDC 2021 Proposed Amendment

Amendment 16-2

Applicant: Tier One Neighborhood Coalition – Antonio Garcia

Amendment Title – ‘Sec. 35-374.01 – Short Term Rentals’

Amendment Language:

Sec. 35-374.01. - Short Term Rentals.

- (c) **Density Limitations for Short Term Rentals (Type 2) in Residential Areas.** In order to preserve the essential character of residential areas, the following density limitations are established:
- (1) Short term rentals (type 2) shall be limited to no more than one-eighth (12.5 percent) of the total number of single-family, duplex, triplex, or quadraplex units on the block ~~face~~, as defined in Appendix A of this chapter, in residential zoning districts. ~~At least one (type 2) short term rental shall be permitted per block face, regardless of density.~~ Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.
 - (2) Short term rentals (type 2) within multi-family (e.g. five (5) or more units) buildings or groups of buildings on the same land, lot or parcel, regardless of zoning district, shall be limited to the density requirements in table 374.01-1. Authorized bed and breakfast establishments shall be considered in the calculation of these density requirements.



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Antonio V Garcia Organization (if applicable): Tier One Neighborhood Coalition

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Signature: Antonio V Garcia Digitally signed by Antonio V Garcia
Date: 2022.01.27 22:09:42 -06'00' Date: 01-27-2022
(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)

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)

Sec. 35-399.03 proposed amendment to control Type 2 STR density.

The proposed amendment for the above referenced Section will help protect the residential character of neighborhoods by controlling the number of Type 2 STRs in a neighborhood block.
DSD FY2021 Annual STR Report confirms that Type 2 permits of 390 permits issued outnumbered Type 1 permits of 80 permits impacting the residential character of neighborhoods. See attached.

UDC 2021 Proposed Amendment

Amendment 16-3

Applicant: Tier One Neighborhood Coalition – Antonio Garcia

Amendment Title – ‘Sec. 35-399.03 – Short Term Rentals (Type 2) Establishments’

Amendment Language:

Sec. 35-399.03. - Short Term Rentals (Type 2) Establishments.

Short term rentals (type 2) establishments may be permitted to exceed the density limitations described in subsection 35-374.01(c) subject to the following limitations, conditions and restrictions:

- (h) A special exception approval to operate a short term rental (type 2) on a block ~~face~~ which exceeds the density limitations described in subsection 35-374.01(c) may be granted for the following structures:



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Antonio V Garcia Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Antonio V Garcia Digitally signed by Antonio V Garcia
Date: 2022.01.28 11:05:30 -06'00' Date: 01/28/2022
(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)

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)

Neighborhood Plan Sec.35-420 (g) is a proposed amendment to protect neighborhood plans and engagement. Key elements are to roll forward the current land use plans into SA Tomorrow without exhausting renewals, to make plan renewals at the discretion of planning, more importantly, to retain neighborhood based local control over the processes for citizen input into future land use plan revisions.

UDC 2021 Proposed Amendment

Amendment 16-4**Applicant:** Tier One Neighborhood Coalition – Antonio Garcia**Amendment Title** – ‘Sec. 35-420. - Comprehensive, Neighborhood, Community, Perimeter and Sector Plans.’**Amendment Language:****35-420 Neighborhood Plans.**

g) Monitoring and Amendments.

(1) Urban Indicators and Report. Urban indicators shall be developed as each neighborhood, community, ~~and~~ perimeter, regional center, area and subarea plan is produced. Urban indicators are qualitative or quantitative measures that assess progress towards the goals identified in the plan. A ~~report to measure the success of~~ plan success evaluation may ~~implementation shall~~ be prepared ~~every two (2) years~~, based on the urban indicators found in each specific plan, by a coordinating group appointed by the planning and community development director consistent with the criteria established in subsection (b)(2), above, with the inclusion of any registered neighborhood association within the plan area, in order to implement the plan. The planning and community development director shall distribute the report to the city council and city departments. The report shall not constitute a plan amendment, but shall be considered in updating and amending the plan pursuant to subsection (2), below.

(2) Amendments Required. Each plan shall be subject to continuing evaluation and review by the planning and community development director and the planning commission. The planning and community development director may initiate land use plan review by a public participation program led by any registered neighborhood association(s) within the land use plan area, with any resulting necessary amendments requiring review by the planning commission and approval by the city council. ~~The planning and community development director shall establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered. The plan shall be reviewed by the planning commission at least once every five (5) years and if necessary amended by the city council. If the review is not performed,~~ Any registered neighborhood association property owner in ~~the a~~ planning area may file a petition with the director of planning and development services to amend its land use ~~the~~ plan. If the planning and community development director finds that the issue presented by the neighborhood association is substantial and of general concern to property owners within the planning area ~~review has not been performed, the director~~ ~~he~~ shall initiate the referenced public participation program regarding the proposed amendment and may set a schedule or deadline for the completion of the review. Land use plans within neighborhood plans listed in 35-420(h)(1) as consistency plans shall continue to be use as land use consistency plans when reviewing rezoning request and incorporated into the San Antonio Tomorrow Comprehensive Plan Subarea Plan corresponding to their geographic location, retaining neighborhood plan-area-specific community participation program mechanisms. Plans listed in 35-420 (h) (2) that have not been updated, repealed or superseded by an amendment since the adoption of this chapter shall continue to be used as a guide in evaluation rezoning request. ~~If the plan is not updated pursuant to a petition filed pursuant to this subsection, then subsection (h) shall not apply until such time as the plan is updated.~~



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Signature: [Signature] Date: 1/27/2022
(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)

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)

Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormers are not required; a sloping roof replacing opposing walls is required.

UDC 2020 Proposed Amendment

Amendment 16-5**Applicant:** Stephen Versteeg**Amendment Title** – 'Sec. 35-A101 – Definitions and Rules of Interpretation'**Amendment Language:**

(b) **Definitions.** Words with specific defined meanings are as follows:

Half story. An uppermost story containing habitable space completely within a sloping roof (between a three-in-twelve slope and atwelve-in-twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, ~~usually lighted by dormer windows~~ in which a sloping roof replaces two opposing exterior walls, ~~the upper part of the front wall~~ and in which habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the story directly below ~~ground floor~~ by fifty (50) percent.

-



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 1/30/2022
(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)

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)

Continuance and postponements are costly to the city and applicants. Continuances are very commonly a result of lack of sufficient discussion and information sharing between the applicants and the individual neighbors affected in order to reach a deeper understanding of the impacts of the proposed change. Current and state based notification results in nearby neighbors never knowing or having few days to formulate and learn the process for feedback. Requiring active outreach and documentation of issues results in efficient and effective participation that better achieves city goals regarding equity and participation.

UDC 2021 Proposed Amendment

Amendment 16-6

Applicant: Tier One Neighborhood Coalition – Steve Versteeg

Amendment Title – ‘Sec. 35-409. – Citizen Participation Plan’

Amendment Language:

Sec. 35-409. - Citizen Participation Plan.

- (a) **Applicability.** It is the policy of the city to encourage applicants to meet with surrounding neighborhoods prior to filing an application for a permit requiring review and a public hearing. The applicant shall ~~at his or her option may elect to~~ include citizen participation as a preparatory step in the development process. Inclusion of citizen participation prior to required public hearings will be noted by the governing body when considering the need for a continuance in a given application. ~~It is not the intent of this section to require neighborhood meetings, but rather to encourage meetings prior to the submission of an application for approval and documentation of efforts which have been made to resolve any potential concerns prior to the formal application process.~~
- (b) **Recommended Procedures.**
- (1) **Meetings.** The applicant shall ~~may~~ facilitate at least one (1) meeting with surrounding neighborhoods, preferably before formally filing an application.
- (2) **Target Area.** The target area shall include the following:
- A. Property owners within the public hearing notice area required by V.T.C.A. Local Government Code § 211.007(c)1;
 - B. A neighborhood association which includes the subject property and/or is within two hundred (200) feet of the subject property and is registered with the department of planning and community development in accordance with the requirements of section 35-420 of this chapter.
- (3) **Citizen Participation Documentation.** Citizen participation, ~~shall to be most effective, should~~ include the following information as required in Appendix "B" to this chapter. The purpose of citizen participation is to:
- Encourage applicants to pursue early and effective communications with the ~~ea~~ affected public in conjunction with applications, giving the applicant an opportunity to understand and attempt to mitigate any documentable adverse impact of the proposed project on the adjoining community and to educate and inform the public.
 - Provide citizens and property owners of impacted areas with an opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process.
 - Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.
 - Citizen participation will not produce complete consensus on all applications, but encourages applicants to be good neighbors and allows for informed decision making. The level of citizen interest and area of involvement will vary depending on the nature of the application and the location of the site.

- (4) **Report on Implementation of Citizen Participation.** ~~An To be most effective an~~ applicant ~~shall~~ ~~should~~ provide a written report on the results of their citizen participation effort prior to the filing of an application. The report will be attached to the department of planning and development services's public hearing report. At a minimum, the citizen participation report shall include the following information:
- A. Details of techniques the applicant used to involve the public, including:
 - (1) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal;
 - (2) Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters and other publications;
 - (3) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located; and
 - (4) The number of people that participated in the process.
 - B. A summary of concerns, issues and problems expressed during the process;
 - C. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process; and
 - D. Concerns, issues and problems the applicant is unable to address. This statement shall indicate why the concerns cannot or should not be addressed.
- (5) **Signature or Affidavit of Compliance.** ~~The If the~~ applicant ~~prepares a~~ citizen participation report, ~~the report~~ shall include a list of persons contacted, a list of persons invited to any neighborhood meeting, and one (1) of the following:
- A. The signature of the president or vice-president of any neighborhood associations required to be contacted certifying that the neighborhood meeting was conducted; provided, however, that the signature need not certify agreement with the applicant as to any issues raised at the neighborhood meeting; or
 - B. Signatures of not less than 50% of the Property owners within the public hearing notice area required by V.T.C.A. Local Government Code § 211.007(c)1 certifying that they were fully explained their rights and options in this chapter along with the details of the application in English or Spanish, whichever they chose; provided, however, that the signature need not certify agreement with the applicant as to any issues raised at the neighborhood meeting. ~~If the president or vice-president of the neighborhood associations were unavailable or refused to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability) why they were unable to sign the certification; or~~
 - C. ~~A statement that there are no registered neighborhood associations within the required notification area.~~
- (c) **Restrictions on Continuances.** It is the intent of this chapter to encourage applicants to involve neighborhoods in the development approval process while, at the same time, streamlining the development approval process through the discouragement of continuances. Applicants shall not be granted multiple continuances if the Citizen Participation Documents and Report are not completed. ~~Accordingly, no person who received notice of a neighborhood meeting and failed to participate in a neighborhood meeting shall be permitted a continuance of any hearing relating to a master development plan permit requiring a public hearing. For the purpose of this section, a person will be considered to have "received notice" if their name appears on the invitation list.~~



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 1/27/2022
(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)

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)

There is over 34 million gallons of underground storage tank capacity in Bexar County. COSA is targeting carbon neutral by 2050. Tanks can be reused and replaced in locations that have been gas stations. New locations near residential are not necessary. They are not family friendly for children. Gas stations attract cut through traffic. Benzene emissions are dangerous for children. Zoning cases near residential waste COSA resources to end up in denial.

UDC 2021 Proposed Amendment

Amendment 16-7

Applicant: Tier One Neighborhood Coalition – Steve Versteeg

Amendment Title – ‘Sec. 35-377. - Head Shops.’

Amendment Language:

Sec. 35-377. - Head Shops and Gas Stations.

- (a) **Spacing.** Notwithstanding any other provisions of this chapter, no head shop nor gas or fueling station shall be established or maintained within one thousand (1,000) feet of any of the following uses:
- (1) Property which is temporarily or permanently zoned residential.
 - (2) Churches.
 - (3) Hospitals.
 - (4) Community centers.
 - (5) Museums.
 - (6) Parks.
 - (7) Schools.
- (b) **Measurement of Spacing.** Measurement shall be made in a straight line from the nearest boundary of property so zoned to the nearest part of the structure where or building in which such use is made, if the same commercial activity occupies an entire building; provided, that the case of a building which is divided into separate rental or ownership spaces devoted to different uses or enterprises, measurement shall be made to such space or unit of the building in which such use is made.
- (c) **Registration and Amortization of Nonconforming Uses.** Any properties devoted to such use which are so located due to zoning, rezoning, or annexation may be registered as nonconforming uses at the department of planning and development services within sixty (60) days from the date of becoming nonconforming with this chapter, by the owners or any other interested party and upon such registration, such use may thereafter be continued for a period not to exceed three (3) years. After termination of the three-year period, such operation and use must cease.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Cynthia Spielman Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Cynthia Spielman Date: 1/30/2022
(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)

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)

To enhance public engagement, in accordance with the city's adopted principles of public participation, to notify stakeholders registered with the City of San Antonio to include registered Neighborhood Associations, Homeowner Association, and Community organizations. To ensure existing codified plan areas and those created through the SA Comprehensive plan are notified of changes to their communities.

UDC 2021 Proposed Amendment

Amendment 16-8**Applicant:** Tier One Neighborhood Coalition – Cynthia Spielman**Amendment Title** – ‘Sec. 35-403. – Notice Provisions.’**Amendment Language:**

Notes:

- (1) Notice shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property, within two hundred (200) feet of the property. Notice for zoning cases shall be sent prior to the tenth day before the date of the public hearing at the zoning commission. Notice for demolition applications shall be sent prior to the seventh day before the date of the public hearing at the historic design and review commission. Notice shall not be required for text amendments to the Community, Neighborhood, Perimeter or Sector Plans.
- (2) Notices shall be sent to registered neighborhood associations, [registered community organizations, and planning team members from a neighborhood plan, community plan, perimeter plan, sector plan or any plan adopted pursuant to V.T.C.A. Local Government Code ch. 213](#), within two hundred (200) feet of the project.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Jorge De La Garza Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Jorge De La Garza Date: 1/30/22
(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)

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 subsection to Attached Dwelling section to address attached structures which are outside of the structures described in other subsections.
Dwellings that do not meet the definition of townhomes or cottage development should be an option where single family dwellings are desired in the form of attached structures.

UDC 2021 Proposed Amendment

Amendment 16-9**Applicant:** Tier One Neighborhood Coalition – Jorge De La Garza**Amendment Title** – ‘Sec. 35-373. – Attached Dwellings.’**Amendment Language:**

(6) Parking.

- A. The amount of parking spaces shall be as provided in subsection 35-526(b).
- B. Parking may be in or under a structure or outside a structure, provided that:
 - 1. The parking is screened from direct street view by one (1) or more street facades, by garage doors, or by a fence and landscaping.
 - 2. Parking between structures is only allowed when it is located to the rear of the principal structure and is served by an alley or private driveway.
 - 3. Parking may not be located in the front yard.

Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

- (e) Multiple Attached Structures.** The following regulations apply to multiple attached structures (MASs). For purposes of this subsection (d), an "attached structure" means a single-family attached dwelling which meets the requirements of this section, and "multiple attached structures" means a lot, parcel, or contiguous development site on which one (2) or more attached structures are located.

(1) Density and Minimum Lot Area.

A. In MASs the permitted density shall be as follows:

| <u>Zoning District</u> | <u>Lot or Parcel Square Footage Per Unit</u> | <u>Dwelling Units Per Acre</u> |
|--------------------------------------|--------------------------------------------------|--------------------------------|
| <u>Infill Development Zone "IDZ"</u> | <u>3,000</u> | <u>13</u> |
| <u>Residential Mixed ("RM-4")</u> | <u>4,000</u> | <u>11</u> |
| <u>Residential Mixed ("RM-5")</u> | <u>5,000</u> | <u>9</u> |
| <u>Residential Mixed ("RM-6")</u> | <u>6,000</u> | <u>7</u> |

B. The minimum lot area for a MAS shall be six thousand (6,000) square feet.

- C. On a lot to be used for a MAS, an existing attached single-family residential or duplex, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.

(2) Height Limit and Roof Pitch.

- A. Attached structures shall not exceed thirty-five (35) feet or two and one-half (2½) stories in height
- B. The ridge of pitched roofs with a minimum slope of six (6) to twelve (12) may extend up to forty (40) feet. At no point shall forty (40) feet project more than five (5) feet from the street facade. All parts of the roof above thirty-five (35) feet shall be pitched.

(3) Lot Coverage and Floor Area.

- A. The maximum lot coverage permitted for principal and accessory structures in a MAS shall not exceed forty (40) percent.
- B. The maximum first floor or principal floor area for an individual principal structure in a MAS shall not exceed one thousand (1000) square feet.
- C. The total floor area of each attached structure shall not exceed either 2.5 times the area of the principal floor area, or two thousand five hundred (2500) square feet, whichever is less.

(4) Yards.

- A. Front yards. The front yard shall be a minimum of ten (10) feet subject to the blockface averaging in Table 310 and at no point shall be less than five (5) feet.
- B. Rear yards. The minimum rear yard shall be ten (10) feet.
- C. Side yards. The minimum required side yard shall be five (5) feet.

(5) Required Open Space.

- A. In lieu of the requirements of subsection 35-503(b) of this chapter, a minimum of four hundred (400) square feet per unit of common open space is required. A fee pursuant to subsection 35-503(g) shall not be paid in lieu of this open space.
- B. At least fifty (50) percent of the attached structures shall abut the common open space.
- C. All of the attached structures shall be within sixty (60) feet walking distance of the common open space.
- D. The common open space shall have attached structures abutting at least two (2) sides.
- E. The open space shall in all other respects conform to the parks and open space standards (section 35-503) of this chapter.

(6) Parking.

- A. The amount of parking spaces shall be as provided in subsection 35-526(b).
- B. Parking may be in or under a structure or outside a structure, provided that:
1. The parking is screened from direct street view by one (1) or more street facades, by garage doors, or by a fence and landscaping.
 2. Parking between structures is only allowed when it is located to the rear of the principal structure and is served by an alley or private driveway.
 3. Parking may not be located in the front yard.

Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 1/30/2022
(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)

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 Community Organizations to the registry which gets notified by DSD.
A community organization registry already exist with the city, currently in
Government and Public Affairs

UDC 2021 Proposed Amendment

Amendment 16-10**Applicant:** Tier One Neighborhood Coalition – Steve Versteeg**Amendment Title** – ‘Sec. 35-408. – Neighborhood Registration.’**Amendment Language:**

Sec. 35-408. - Neighborhood and Community Organization Registration.

- (a) **Applicability.** Neighborhood and community organization registration is established in order to provide citizen notification ~~of neighborhoods~~ for purposes of zoning cases, neighborhood plans, community plans and perimeter plans as provided in other sections of this chapter. The purpose of this section is to establish procedures for the registration of neighborhoods associations and community organizations.
- (b) **Contents.** A neighborhood registry shall be maintained by the department government and public affairs ~~of planning and community development~~. In order to be included within the neighborhood and community organization registry, the neighborhood association or community organization shall provide the following information:
- A map or written description of the boundaries for which notice should be provided ~~neighborhood~~.
 - A primary and alternate contact ~~list of the officers in the association~~, including their mailing address, email address, and textable cell phone number.
 - A signed copy of the adopted by-laws.
 - A regular meeting location and a regular meeting date.
 - Date the association or organization was founded.
 - Number of association or organization members.
 - Approximate number of housing units in the area.
 - ~~Approximate population of neighborhood.~~

The neighborhood association or community organization shall contact the department of planning and development services in the event of a change in the above-referenced information. An applicant shall be entitled to rely on the above-referenced information for purposes of preparing any notices or otherwise contacting neighborhood associations or community organizations where required by this chapter.

- (c) **Effect of the Neighborhood Registry.** When a neighborhood association and/or community organization has been registered as provided herein, the department of development services shall notify the neighborhood association and/or community organization of any application for rezoning or planned unit development plan filed within the boundaries requested for notification ~~of a registered neighborhood association~~ or within two hundred (200) feet of the site boundary of a neighborhood association and/or community organization. ~~Individual citizens who reside outside the two hundred foot notice required by this chapter, but within the boundaries of a registered neighborhood association are considered notified when any such notification is sent to the neighborhood association within two hundred (200) feet of the subject site. This notice is a courtesy and hearings may proceed despite claims of a lack of notice.~~



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Signature] Date: 1/30/2022
(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)

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 email notifications and include community organizations to increase participation and equity.

[illegible]

Notes:

- (1) Notice shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property, within two hundred (200) feet of the property. Notice for zoning cases shall be sent prior to the tenth day before the date of the public hearing at the zoning commission. Notice for demolition applications shall be sent prior to the seventh day before the date of the public hearing at the historic design and review commission. Notice shall not be required for text amendments to the Community, Neighborhood, Perimeter or Sector Plans.
- (2) Notice shall be sent to registered neighborhood associations within two hundred (200) feet of the project.
- (3) The sign shall measure not less than eighteen by twenty-four inches and shall contain:
City's name,
HDRC Case # _____,
Name of Case Manager, and
Contact telephone number.
The sign shall be constructed of corrugated plastic sign stock and shall be in a highly visible fluorescent style color with contrasting colors. Lettering shall be a block font in as large a type as permitted by the sign size.
- (4) The sign shall measure not less than twenty-four (24) by thirty-six (36) inches and shall contain:
City's name,
Zoning Case# _____
Contact telephone number of case manager
(General) Purpose: From _____ To _____
The sign shall be constructed of corrugated plastic sign stock and shall be in highly visible fluorescent style color with contrasting colors. Lettering shall be a block font in as large a type as permitted by the sign size.
- (5) The requirement for the posting of signs on individual lots and properties shall be waived for city initiated area-wide rezoning consisting of six (6) or more individual lots. However, signs will be placed at the general location of the boundary of the area-wide zoning project and its intersection with major arterial and collector streets that provide ingress/egress to the area subject to rezoning.
- (6) Notice for replat applications shall be sent in accordance with Local Government Code Ch. 212.015.
- (7) Notice will include project name, number of acres, and approximate location.
- (8) The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least thirty (30) days prior to the historic and design review commission hearing on the historic district designation.
- (9) Notice of Courtesy Reports of general building permits, sign permits, and Preliminary Plan Review meeting requests shall be sent weekly to all registered neighborhood associations. These notices are sent as a courtesy. Any failure to send or receive courtesy reports shall not restrict the issuance of the applicable permit.
- (10) [Notice shall be sent to registered community organizations within two hundred \(200\) feet of the project.](#)



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Mary Johnson Organization (if applicable): T1NC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Mary Johnson Digitally signed by Mary Johnson
Date: 2022.01.29 13:09:31 -06'00' Date: 1/28/21
(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)

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)

UDC Section to be amended : Sec 35-310-1 Table 310

Summary: To complete list of desired changes by 2019 RM MFTask Force that were not included in approved amendments to UDC by task force in 2019 . Revise Section (A) zoning districts RM 4,5,& 6 Sections (L) height to 35 ' 2 1/2 and sections (M) to 65% of lot area

Issue: To prevent large impervious cover and keep size a scale in character of neighborhoods.

UDC 2021 Proposed Amendment

Amendment 16-12

Applicant: Tier One Neighborhood Coalition – Mary Johnson

Amendment Title – ‘Sec. 35-310.01. – Generally.’

Amendment Language:

Sec. 35-310.01. - Generally.

- (a) No building permit shall be issued unless the proposed development conforms to the design regulations prescribed within the applicable zoning district. Rules for interpreting the design regulations are included in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter (sections 35-515 to 35-517)).
- (b) The design regulations for each district are included in Table 310-1 below. The design standards are illustrated graphically for each zoning district in a subsection entitled "Summary of Lot and Building Specifications" in each section 35-310.01 to 35-310.14, below. To the extent that there is any inconsistency between the provisions of Table 310-1 and the illustrations in the summaries of lot and building specifications, below, the provisions of Table 310-1 shall govern. Specific rules of interpretation and exceptions to the zoning district design regulations are as set forth in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter).

**Table 310-1
Lot and Building Dimensions Table**

| (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) |
|-----------------|----------------|----------------|----------------------------|-----------------------|-------------|-------------|------------------------|---------------------|--------------------|--------------------|----------------------------------|---------------------------------------|--------------------------------------|
| | LOT DIMENSIONS | | | | | | BUILDING ON LOT | | | | BUILDING | | |
| Zoning District | Lot Size (min) | Lot Size (max) | Density (max) (units/acre) | Street Frontage (min) | Width (min) | Width (max) | Front Setback (min) ** | Front Setback (max) | Side Setback (min) | Rear Setback (min) | Height (max) (feet /#of stories) | Size - Individual Building Size (max) | Size - Aggregate Building Size (max) |
| RP | 10 acres | | 0.1 | — | — | — | 15 | — | 5 | — | 35/2-½ | - | - |

| | | | | | | | | | | | | | | | |
|-----------------------------------------|-------|--|----|----|----|-----|--|----|--------------------------------------|-----------------|-----------------|--|-----------------------------------------------------|-----------------------------------------------------------------------|------------|
| RM-5 ¹ 14 | 5,000 | | 9 | 15 | 15 | 100 | | 10 | — | 5 | 10 | | 35/3 35/2 1/2 | 65% of Lot Area | — |
| RM-4 ¹ 14 | 4,000 | | 11 | 15 | 15 | 80 | | 10 | — | 5 | 10 | | 35/3 35/2 1/2 | 65% of lot area | — |
| MF-18 _{1, 4} | — | | 18 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | 35 | — | — |
| "MF- 25" _{1, 4, 8} | — | | 25 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | 35 | — | — |
| "MF- 33" _{1, 4, 8} | — | | 33 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | 45 | — | — |
| "MF- 40" _{1, 4, 8} | — | | 40 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | 60 | — | — |
| "MF- 50" _{1, 4, 8} | — | | 50 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | — | — | — |
| "MF- 65" _{1, 4} | — | | 65 | 50 | 50 | — | | — | 20 ³ , _{4, 6} | 5 | 10 | | — | — | — |
| O-1 ¹⁰ | — | | — | 50 | 50 | — | | — | 35 | 20 ² | 30 ² | | 25 | 10,00 0 | 90,00 0 |
| O-1.5 | — | | — | 50 | 50 | — | | — | 35 | 20 ² | 30 ² | | 60 | — | — |
| O-2 | — | | — | 50 | — | — | | 25 | 80 | 20 ² | 30 ² | | — | — | — |

| | | | | | | | | | | | | | |
|------------------------------------------------|---|--------|----|-----|-----|-----|----|----|-----------------|-----------------|--------|-------|-----------|
| NC ¹⁰ | — | | — | 20 | — | — | — | 15 | 10 ² | 30 ² | 25 | 3,000 | 5,000 |
| C-1 ¹⁰ | — | | — | 50 | 50 | — | — | 20 | 10 | 30 | 25 | 5,000 | 15,000 |
| C-2 | — | | — | 20 | — | — | — | — | 10 ² | 30 ² | 25 | — | — |
| C-2P ¹⁰ | | | — | 20 | — | — | — | 35 | 10 ² | 30 ² | 25 | — | — |
| C-3 | — | | — | 20 | — | — | — | — | 30 ² | 30 ² | 35 | — | — |
| D ⁹ | — | | — | — | — | — | — | | — | — | — | — | — |
| L | | | | 80 | — | — | 25 | — | 30 ² | 30 ² | 35 | — | — |
| I-1 | — | | — | 80 | 80 | — | 30 | — | 30 ² | 30 ² | 60 | — | — |
| I-2 | — | | — | 100 | 100 | — | 30 | — | 50 ² | 50 ² | 60 | — | — |
| UD- Single-family 14 | — | 10,000 | — | 15 | 15 | 150 | 10 | 20 | 0 | 10 | 35/2-½ | | |
| UD- Multi-family- 15 | — | — | 15 | 50 | 50 | — | 10 | 20 | 5 | 10 | 35 | | 15 units |
| UD- Multi-family- 33 | | | 33 | 50 | 50 | | 10 | 20 | 5 | 10 | | | 150 units |
| UD Major Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | 35 | | |

| | | | | | | | | | | | | | |
|------------------------------------------------|------------|--|------|-----|-----|--|-----|-----------------|-----------------|-----------------|--------|-------|--------|
| UD Minor Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | 25 | 6,000 | |
| RD- Single- family 14 | 43,560 | | 1 | 100 | 120 | | 15 | | 5 | 30 | 35/2-½ | | |
| RD Major Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | 25 | | |
| RD Minor Node | | | | 20 | | | 0 | 35 | 10 ² | 30 ² | 25 | 6,000 | |
| FR- Single- family 14 | 25 acres* | | 0.04 | | | | 15 | | 5 | | 35/2-½ | | 35/2-½ |
| FR-Ag Comm ercial 14 | 25 acres* | | | | | | 15 | | 5 | | 35/2-½ | | 35/2-½ |
| FR Minor Node* * | | | 50 | | | | | 10 ² | 30 ² | | 6,000 | | |
| FR Village Center | 2 acres | | | 300 | | | | | 10 ² | 30 ² | | | |
| MI-1 | | | | 80 | 80 | | *** | | 30 ² | 50 ² | 60 | | |

| | | | | | | | | | | | | | |
|-----------------------------|------------|--|--|-----|-----|--|-----|--|-----------------|-----------------|-----|-------|--|
| MI-1 Minor Node* * | | | | 50 | | | *** | | 10 ² | 30 ² | | 6,000 | |
| MI-1 Village Center | 2 acres | | | 300 | | | *** | | 10 ² | 30 ² | | | |
| MI-2 | | | | 100 | 100 | | *** | | 50 ² | 50 ² | 150 | | |
| MI-2 Minor Node* * | | | | 50 | | | *** | | 10 ² | 30 ² | | 6,000 | |
| MI-2 Village Center | 2 acres | | | 300 | | | *** | | 10 ² | 30 ² | | | |

* Exception allowed for pre-existing lots of record.

** See regulations for location standards.

*** See Table 35-310.18-1 and 35-310.19 for minimum setback standards on specific street classifications.

**** Subdivision recreation facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front setbacks of Table 310-1.

Rules for Interpretation of Table 310-1:

Generally . The requirements for the parameters set forth in columns (B) through (N), above, relate to the zoning district specified in the row under column (A), above. A dash (—) indicates that the requirement does not apply within the particular zoning district. Except for column (B), (C), (D), (M),

and (N) or otherwise notated the dimensions specified in columns (B) through (N) are expressed in linear feet. The dimensions specified in columns (B), (C), (D), (M), and (N) are expressed in square feet or acres unless otherwise provided. Rules of interpretation and additional standards for setback and height requirements are set forth in the lot layout, height and density/intensity standards (sections 35-515 to 35-517 of this chapter).

Column (B) and (C): Minimum lot size column (B) and maximum lot size column (C) applies only to Conventional Option, single-family detached developments (see section 35-201 of this chapter). The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in subsection (d) of this section for minimum lot area.

Column (D): The maximum density requirements (column (D)) are expressed in dwelling units per gross acre. Additional rules of interpretation are set forth in section 35-515 of this chapter.

Column (E): Frontage is defined as the distance where a property line is common with a street right-of-way line. For irregular shaped lots, see subsection 35-515(c)(4).

Column (F) : Minimum lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line.

Column (G): Maximum lot widths apply only to detached single-family residential development.

Column (J): The side setback requirements in the "RM-4," "RM-5," "RM-6," "R-3," "R-4," "R-5" and "R-6" districts may be reduced in accordance with section 35-373 of this article. Additional setbacks are required for height increases as set forth in subsection 35-517(d).

Column (K): Rear setback requirements shall not apply to any use in the "NC," "O-1," "O-1.5," "O-2," "C-1," "C-2," or "C-3" zoning districts which abuts an alley or another structure within any of these districts. Notwithstanding the requirements of Table 310-1, an "MF-18," "MF-25," "MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned single-family residential use shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line.

Column (L): Height. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is

that part of a building between the surface of a floor and the ceiling immediately above. Additional height may be provided pursuant to subsection 35-517(d).

Column (M): Dimensions are in square footage. See sections 35-310.17 and 35-310.18 for specific rules of interpretation. Additional square footage may be available if a specific use authorization is approved, in accordance with these provisions.

Column (N): The aggregate square footage refers only to nonresidential square footage. Where residential uses are permitted, (1) the square footage of nonresidential uses within the contiguous boundaries of the district may not exceed the aggregate square footage, and (2) the aggregate square footage may be exceeded where the square footage exceeding the maximum aggregate square footage is devoted to residential uses.

Note (1) - column (A): See sections 35-372, 35-373, 35-515, and 35-516 of this chapter for standards applicable to zero lot line dwellings and uses other than detached single-family dwellings.

Note (2) - columns (J) and (K): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course.

Note (3) - Public and parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision.

Note (4) - Single-family lot development within an "MF" multi-family zoning district shall meet the minimum lot requirements for an "R-4" zoning district.

Note (5) - Maximum front setback for "RD" and "UD" commercial uses shall not apply to flag lots or properties with primary frontage on expressways and parkways.

Note (6) - For a lot with one hundred (100) feet or more of frontage along a public or private street the maximum front setback of twenty (20) feet in "MF-18," "MF-25," "MF-33," "MF-40," and "MF-50" may be extended to ninety (90) feet provided that no parking or drives other than egress/ingress drives shall be located within twenty (20) feet of the front property line. For a lot with less than fifty (50) feet of frontage on a public street the front setback shall be at least twenty (20) feet and shall be measured from the point at which the lot first becomes wider than fifty (50) feet in width.

Note (7) - May vary in accordance with subsection 35-410.05a(b)(3).

Note (8) - When multi-family units (apartments) are developed in a non-multifamily zoning district as stand alone apartments the buildings and lot shall conform to the standards of development (setback, yards, buffer, landscaping, etc.) for one of the following "MF-18," "MF-25," "MF-33," "MF-40" or "MF-50" zoning districts. The specific district shall be determined by the density to which the apartments are being developed.

Note (9) - Site planning and architectural criteria for the "D" Downtown Zoning District can be found in the Downtown Design Guide in Appendix G of this chapter.

Note (10) - Buildings shall contain ground level fenestration (transparent windows and openings at street level) of not less than 30%. Parking areas for new buildings or structures shall be located behind the front façade of the principal use or principal building. For "O-1" and "C-1", parking shall be located behind the front facade of the principal use or principal building, provided that up to two (2) rows of parking may be located to the front of the principal use or principal building.

Note 14 Half story. An uppermost story containing habitable space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, and in which habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: John H. Anderson Organization (if applicable): 502 ABW/JBSA

Address: 2080 Wilson Way Bldg 247

Phone: 210-808-7505 Email: john.anderson.127@us.af.mil

Signature: John H. Anderson John H. Anderson, GS-14
JBSA Executive Director, Community and Mission Integration Date: 27 Jan 22
(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)

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)

Amend the Military Airport Overlay Zone (MAOZ) to more closely align with compatible Airport Overlay Zone
(MAOZ) to more closely align with compatible uses as outlined in the 2019 uses as outlined in the 2019 Lackland
AICUZ. See attached document with suggested modifications to Sec 35-334- MAOZ.

UDC 2021 Proposed Amendment

Amendment 17-1**Applicant: JBSA****Amendment Title** – ‘Sec. 35-334. – “MAOZ” Military Airport Overlay Zone.’**Amendment Language:**

MILITARY AIRPORT OVERLAY ZONE PERMITTED USE TABLE

| MAOZ PERMITTED USE | MAOZ-1 | MAOZ-2 |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------|
| Single-family Residence (maximum density of two dwelling units/acre) (minimum one dwelling unit per acre) | N | P |
| ALCOHOL - retail sales (Zone 2 – Max FAR 0.24) | N-P ⁴ | P ⁷ |
| RACING - auto or truck track | N | P ¹ |
| ANIMAL - equestrian center and riding trails | P ⁹ | P ⁹ |
| ANIMAL - pound or shelter | P | P |
| BREEDER - small animal only | P | P |
| CEMETERY - pets (limited to small animals) | P | P |
| DOG TRAINING - indoor | P | P |
| DOG TRAINING - outdoor permitted | P | P |
| KENNEL - boarding and breeding (see health and environmental) | P | P |
| PET GROOMING - small animals only (Zone 2 – Max FAR 0.22) | P | P |
| SMALL ANIMAL CLINIC - no outside runs | P | P |
| SMALL ANIMAL HOSPITAL - outside runs are permitted | P | P |
| STOCKYARD | N-P | N-P |
| VETERINARY HOSPITAL - large and small animal (outside runs, pens and paddocks permitted) | P | P |
| VETERINARY HOSPITAL - large and small animal (no outside runs, pens and paddocks permitted) | P | P |
| VETERINARY HOSPITAL - small animal (outside runs, pens and paddocks permitted) | P | P |
| VETERINARY HOSPITAL - small animals (no outside runs, pens and paddocks permitted) | P | P |
| TRUCK and HEAVY EQUIPMENT - auction | P ¹ | P ¹ |
| AMBULANCE SERVICE | P | P |
| AUTO - glass tinting (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2) | P | P |
| AUTO - manufacture | N-P | P |
| AUTO and LIGHT TRUCK - oil, lube and tune up (Maximum FAR 0.11 in Zone 1, | P | P |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| FAR 0.22 in Zone 2) | | |
| AUTO and LIGHT TRUCK AUCTION | P ¹ | P ¹ |
| AUTO and VEHICLE SALES - new and used-small scale (no more than 15 vehicles currently licensed and in running condition on-site at any given time for storage and/or sale (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| AUTO and VEHICLE SALES - new and used-large scale (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| AUTO ALARM and RADIO - retail (install. incidental to sales) (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P ⁴ | P ⁷ |
| AUTO GLASS SALES - installation permitted (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P ⁴ | P ⁷ |
| AUTO MUFFLER SALES - installation permitted (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P ⁴ | P ⁷ |
| AUTO PAINT and BODY - repair with outside storage limited to 3 vehicles (all outside storage of parts to be totally screened) (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P | P |
| AUTO PAINT and BODY - repair with outside storage of vehicles and parts permitted but totally screened from view of adjacent property owners and public roadways (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P | P |
| AUTO PARTS RETAIL - no outside storage (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P ⁴ | P ⁷ |
| AUTO PARTS RETAIL - w/installation and no outside storage (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P ⁴ | P ⁷ |
| AUTO STATE VEHICLE INSPECTION STATION (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P | P |
| AUTO UPHOLSTERY - sales and installation completely enclosed (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)) | P | P |
| CARWASH - automatic and attendant operated (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| CARWASH - automatic self service drive-thru (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| CARWASH - self service (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| LIMOUSINE SERVICE - dispatch and office use only no servicing of vehicles onsite | P | P |
| PARKING and TRANSIENT VEHICLE STORAGE - related to a delivery (auto, truck, trailer and marine)(each vehicle limited to 24 hours maximum parking time within any 48 hour period) | P | P |
| PARKING AND/OR STORAGE - long term | P ² | P |
| PARKING LOT - noncommercial | P ² | P |
| PARKING LOT or GARAGE - commercial | P ² | P |
| TAXI SERVICE - parking and dispatch (no washing or mechanical service permitted) | P | P |
| TAXI SERVICE - parking and dispatch (washing or mechanical service permitted) | P | P |
| TIRE REPAIR - auto and small truck (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| TRUCK REPAIR and MAINTENANCE (maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)) | P | P |
| TRUCK STOP OR LAUNDRY - full mechanical service and repair permitted | P | P |
| TRUCK STOP OR LAUNDRY - tire repair permitted | P ¹⁰ | P |
| VEHICLE STORAGE - see "AUTO PARKING AND/OR STORAGE LONG TERM" | P ¹⁰ | P |

| | | |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| WRECKER SERVICE | P | P |
| BEVERAGE MANUFACTURE - non-alcohol | P | P |
| DRY GOODS - wholesale trade (Maximum FAR of 0.28 in Zone 1 & 0.56 in Zone 2) | P | P |
| BATCHING PLANT (Maximum FAR of 0.56 in Zone 2) | N ^{P³} | P ³ |
| BATCHING PLANT – temporary (6 months maximum) | P ³ | P ³ |
| BOOKBINDER | P ³ | P ³ |
| CABINET or CARPENTER SHOP (Maximum FAR of 0.22 in Zone 2) | N ^{P³} | P ³ |
| CAN RECYCLE COLLECTION STATION - no shredding (Maximum FAR of 0.28 in Zone 1 & 0.56 in Zone 2) | P ³ | P ³ |
| COFFEE ROASTING (Maximum FAR of 0.56 in Zone 2) | N ^{P³} | P ³ |
| CONTRACTOR FACILITY (Maximum FAR of 0.11 in Zone 1 & 0.22 in Zone 2) | P ³ | P ³ |
| CREAMERY (Maximum FAR of 0.56 in Zone 2) | N ^{P³} | P ³ |
| DRY CLEANING - plant (Maximum FAR of 0.22 in Zone 2) | N ^{P³} | P ³ |
| LAUNDRY - plant (Maximum FAR of 0.22 in Zone 2) | N ^{P³} | P ³ |
| LUMBER YARD and BUILDING MATERIALS - manufacturing | P ³ | P ³ |
| MACHINE SHOP (Maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2) | P ³ | P ³ |
| PECAN SHELLING | N ^{P³} | P ³ |
| RUG CLEANING (Maximum FAR of 0.22 in Zone 2) | N ^{P³} | P ³ |
| WELDING SHOP - limited to 3 employees and screening of outside storage | P ³ | P ³ |
| ABRASIVE - manufacturing | N ^{P³} | P ³ |
| AIR PRODUCTS - manufacturing | N ^{P³} | N ^{P³} |
| ARTIFICIAL LIMB ASSEMBLY (maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P ³ | P ³ |
| ASBESTOS PRODUCTS - manufacturing | N ^{P³} | N ^{P³} |
| ASPHALT PRODUCTS - manufacturing | N ^{P³} | N ^{P³} |
| BAG CLEANING | N ^{P³} | P ³ |
| BATTERY - manufacturing | N ^{P³} | N ^{P³} |
| BEVERAGE - manufacturing or processing | N ^{P³} | P ³ |
| BIOMEDICAL PRODUCTS - manufacturing | N ^{P³} | N ^{P³} |
| BOAT and MARINE - manufacturing (maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P ³ | P ³ |
| BOILER and TANK WORKS (Maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2) | P ³ | P ³ |
| BROOM, BRUSH - manufacturing | N ^{P³} | N ^{P³} |
| BUILDING SPECIALTIES - wholesale outside storage permitted (maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2) | P ³ | P ³ |
| BULK PLANT or TERMINAL | N ^{P³} | N ^{P³} |
| CANDLE - manufacturing | N ^{P³} | N ^{P³} |
| CANDY - manufacturing (Maximum FAR of 0.56 in Zone 2) | N ^{P³} | P ³ |
| CANVAS PRODUCTS - manufacturing (Maximum FAR of 0.56 in Zone 2) | N ^{P³} | P ³ |
| CLOTHING MANUFACTURE - non-chemical process (Maximum FAR of 0.56 in Zone 2) | N | P ³ |
| CONCRETE PRODUCTS - manufacturing (Maximum FAR 0.56 in Zone 2) | N ^{P³} | P ³ |
| COTTON COMPRESS, GINNING and BAILING (Maximum FAR 0.56 in Zone 1) | N ^{P³} | P ³ |

| | | |
|------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|
| DRUG - manufacturing | <u>N</u> P ³ | <u>N</u> P ³ |
| ELECTRONIC COMPONENT - manufacturing | <u>N</u> P ³ | <u>N</u> P ³ |
| FELT PRODUCTS - manufacturing (Maximum FAR 0.56 in Zone 2) | N | P ³ |
| GLASS MANUFACTURE (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| GRAIN - drying (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| GRAIN - milling (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| FISH HATCHERY | <u>N</u> P ³ | <u>N</u> P ³ |
| HOSIERY - manufacturing | N | <u>N</u> P ³ |
| ICE CREAM - manufacturing (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| ICE PLANT - manufacturing and processing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| INSULATION PRODUCTS - manufacturing and processing (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| USED AUTOMOTIVE PARTS RECYCLER (Maximum FAR of 0.14 in Zone 1, FAR 0.28 in Zone 2) | P ³ | P ³ |
| MATTRESS - manufacturing and rebuilding (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | | P ³ |
| METAL FORGING or ROLLING MILL (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| METAL PRODUCTS - fabrication (Maximum FAR 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| MILLINERY - manufacturing | N | <u>N</u> P ³ |
| MILLWORK and WOOD PRODUCTS - manufacturing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| MOVING and TRANSFER COMPANY - with trucks attached to trailers for a total exceeding 24 feet in length | P ¹²³ | P ³ |
| NOVELTY and SOUVENIR - manufacture (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| OFFICE EQUIPMENT, FURNITURE - manufacture (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| OIL WELL SUPPLIES and MACHINERY - manufacturing. | <u>N</u> P ³ | <u>N</u> P ³ |
| PACKING and GASKET - manufacturing | P ³ | <u>N</u> P ³ |
| PACKING PLANT - no rendering | P ³ | P ³ |
| PAPER PRODUCTS - manufacturing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| PIPE STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P ³ | P ³ |
| PLANING MILL (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| PLASTIC / VINYL - manufacturing or processing | <u>N</u> P ³ | <u>N</u> P ³ |
| PLAYGROUND EQUIPMENT - manufacturing (Maximum FAR of 0.56 in Zone 2) | <u>N</u> P ³ | P ³ |
| POULTRY PROCESSING - caged hen operation | <u>N</u> P ³ | <u>N</u> P ³ |
| POULTRY PROCESSING and LIVE POULTRY STORAGE - completely enclosed | P ^{3,11} | P ^{3,11} |
| PROCESSING - other than food | <u>N</u> P ³ | <u>N</u> P ³ |
| REFRIGERATION EQUIPMENT - manufacturing | <u>N</u> P ³ | <u>N</u> P ³ |
| RENDERING PLANT (Maximum FAR of 0.56 in Zone 2) | <u>N</u> P ³ | <u>N</u> P ³ |
| SAND or GRAVEL - storage and sales | P ³ | P ³ |
| SHOE - manufacturing | N | <u>N</u> P ³ |

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| SHOE - wholesale (manufacturing permitted) (Maximum FAR of 0.28 in Zone 2) | N | P ³ |
| SHOE POLISH - manufacturing | N P ³ | N P ³ |
| SIGN MANUFACTURE (Maximum FAR of 0.56 in Zone 2) | N P ³ | P ³ |
| STONE CURING, MONUMENT - manufacturing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| STORAGE - outside (open with no screening required) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P ³ | P ³ |
| STORAGE - outside (screening from public ROWs and adjacent property required) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P ³ | P ³ |
| TEXTILE - manufacturing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| TILE - manufacturing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| TILE, ROOFING and WATERPROOFING PRODUCTS - manufacturing | P ³ | P ³ |
| TOBACCO - processing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| TOOL - manufacturing (Maximum FAR 0.56 in Zone 2) | P ³ | P ³ |
| TOY - manufacturing (Maximum FAR 0.56 in Zone 2) | P ³ | P ³ |
| TRAILER - manufacturing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| VENETIAN BLIND - cleaning and fabrication (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| VULCANIZING, RECAPPING | N P ³ | N P ³ |
| WATER DISTILLATION | P ³ | P ³ |
| <u>Water Well Contractor</u> WELL-DRILLING CONTRACTOR | P ³ | P ³ |
| WIRE PRODUCTS - manufacturing (Maximum FAR 0.56 in Zone 2) | N P ³ | P ³ |
| WOOD PROCESSING by CREOSOTING or OTHER PRESERVING TREATMENT (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| WOOL PULLING and SCOURING (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P ³ | P ³ |
| MEDICAL - surgical supplies wholesale | N P | N P |
| AERIAL SURVEY - Administrative offices no on-site flight services (Maximum FAR of 0.22 in Zone 2) | N P | P |
| OFFICE (Maximum FAR of 0.22 in Zone 2) | N P ⁴ | P ⁷ |
| FLORIST - wholesale (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P | P |
| LANDSCAPING MATERIALS - sales and storage | P | P ¹¹ |
| NURSERY - plant wholesale onsite growing permitted | N P | P ¹¹ |
| PRINTER - large scale other than quick print (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2) | P | P |
| COSMETICS - manufacturing or processing | N P | N P |
| FOOD and FOOD PRODUCTS - processing (Maximum FAR 0.56 in Zone 2) | N P | P |
| PUNCH CONCENTRATE - processing and mixing | N P | P |
| PUNCH CONCENTRATE PRODUCTS - mixing only (Maximum FAR 0.56 in Zone 2) | N P | P |
| ARCHERY RANGE - outdoor | N P | N P |
| ARCHERY RANGE - indoor (Maximum FAR or 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ¹³ | P ¹³ |
| ATHLETIC FIELDS | N P | N P |

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| GOLF COURSE - private (see residential use table) | <u>N</u> P ⁹ | P ¹³ |
| GOLF COURSE - public | <u>N</u> P ⁹ | P ¹³ |
| GOLF DRIVING RANGE | <u>N</u> P ⁹ | P ¹³ |
| RIFLE and PISTOL RANGE - indoor (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ¹³ | P ¹³ |
| STABLE and EQUESTRIAN CENTER (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | <u>N</u> P | P ¹³ |
| TENNIS, RACQUETBALL or HANDBALL - private (outside courts permitted) | <u>N</u> P ⁹ | <u>N</u> P |
| TENNIS, RACQUETBALL or HANDBALL - public (outside courts not permitted) | <u>N</u> P ⁹ | <u>N</u> P |
| TENNIS, RACQUETBALL or HANDBALL - public (outside courts permitted) | <u>N</u> P ⁹ | <u>N</u> P |
| TENNIS, RACQUETBALL or HANDBALL -private (outside courts not permitted) | <u>N</u> P ⁹ | <u>N</u> P |
| AIR CONDITIONERS - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| ANTIQUE STORE - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| APOTHECARY - see (DRUGSTORE - apothecary) | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| APPAREL and ACCESSORY STORE - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| APPLIANCE - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| ART GALLERY | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| BAKERY - retail | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| BOOKSTORE (Maximum FAR of 0.16 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| BUILDING SPECIALTIES - retail outside storage permitted | P ⁴ | P ⁷ |
| BUSINESS MACHINES - retail (Maximum FAR of 0.16 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| CAMERA, PHOTOGRAPHIC EQUIPMENT and SUPPLIES - retail (Maximum FAR of 0.16 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| CANDY, NUT and CONFECTIONERY - retail | <u>N</u> P ⁴ | P ⁷ |
| CATERING SHOP (Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| CONVENIENCE ICE HOUSE - retail convenience store | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| CONVENIENCE STORE - w/ gas sales (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2) | P ⁴ | P ⁷ |
| DAIRY PRODUCTS - retail (Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| DRUGSTORE - apothecary | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| DRY GOODS - retail(Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FARM SUPPLIES | P ⁴ | P ⁷ |
| FEED, SEED, FERTILIZER SALES - no outside storage | P ⁴ | P ⁷ |
| FISH MARKET - retail (Maximum FAR of 0.24 in Zone 2) | P ⁴ | P ⁷ |
| FLOOR COVERING - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FLORIST - retail (Maximum FAR of 0.16 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FOOD LOCKER PLANT - retail (Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FOOD STORE (Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FRUIT and PRODUCE - retail (Maximum FAR of 0.24 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| FURNITURE SALES - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |
| GIFT SHOP - retail | <u>N</u> P ⁴ | <u>N</u> P ⁷ |
| GLASS - retail (Maximum FAR of 0.28 in Zone 2) | <u>N</u> P ⁴ | P ⁷ |

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| GROCERY STORE - retail (Maximum FAR of 0.24 in Zone 2) | N-P ⁴ | P ⁷ |
| HARDWARE SALES - retail (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P ⁴ | P ⁷ |
| HEAD SHOP (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| HOBBY STORE - retail (Maximum FAR of 0.16 in Zone 2) | P ⁴ | P ⁷ |
| HOME IMPROVEMENT CENTER | P ⁴ | P ⁷ |
| JEWELRY STORE - retail (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| LEATHER GOODS or LUGGAGE STORE - retail (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| MEDICAL - surgical supplies retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| MILLINER - custom (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| NEWSSTAND (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| NURSERY - retail (growing plants on-site permitted) | P ⁴ | P ⁷ |
| NURSERY - retail (no growing plants on-site permitted) | P ⁴ | P ⁷ |
| OFFICE EQUIPMENT and SUPPLY - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| PAINT and WALLPAPER STORE - retail and wholesale (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| PET SHOP - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| PLUMBING FIXTURES - retail | P ⁴ | P ⁷ |
| RUG or CARPET - retail | P ⁴ | P ⁷ |
| SECONDHAND MERCHANDISE - retail no outside storage or display of inventory permitted) (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| SHOE - retail (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| SILK SCREENING - retail (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| SPORTING GOODS - retail (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| STAMPS and COIN SALES - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| STATIONARY PRODUCTS - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| TAMALE - preparation retail (Maximum FAR of 0.24 in Zone 2) | N-P ⁴ | P ⁷ |
| THRIFT STORE - retail see (SECONDHAND MERCHANDISE) (Maximum FAR of 0.28 in Zone 2) | N-P ⁴ | P ⁷ |
| TOBACCO STORE - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| TOY STORE - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| TROPHY SALES, ENGRAVING and ASSEMBLY (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| VARIETY STORE - retail (Maximum FAR of 0.16 in Zone 2) | N-P ⁴ | P ⁷ |
| MACHINERY, TOOLS and CONSTRUCTION EQUIPMENT SALES and SERVICE | P | P |
| FARM EQUIPMENT SALES, SERVICE or STORAGE | P | P |
| OIL WELL SUPPLIES and MACHINERY SALES - used | P | P |
| PORTABLE BUILDING SALES | P | P |
| AIR CONDITIONING / REFRIGERATION - service and repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| ALTERING/REPAIR OF APPAREL (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | N-P ⁴ | P ⁷ |
| APPLIANCE - repair major (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |

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| APPLIANCE - repair small (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| BANK, SAVINGS and LOAN (Maximum FAR of 0.22 in Zone 2) | N | P ⁶ |
| BARBER or BEAUTY SHOP (Office uses only. Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| BICYCLE - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| BOAT and MARINE - sales, service (outside storage not permitted) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2) | P | P |
| BOAT and MARINE - storage (outside permitted) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2) | P | P |
| BODY PIERCING (Office uses only. Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| CEMETERY or MAUSOLEUM | P ⁵ | P ⁵ |
| COPY OR BLUEPRINTING - example "Quick Print" (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| COPY SERVICE - blueprinting and photocopying (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P |
| COSMETICS - permanent (Office uses only. Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| DELICATESSEN (Maximum FAR of 0.24 in Zone 2) | P ⁴ | P ⁷ |
| DRY CLEANING - limited to 5 employees (Office uses only. Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| DRY CLEANING - pickup station only (Maximum FAR of 0.24 in Zone 2) | N -P ⁴ | P ⁷ |
| ELECTRIC REPAIR - heavy equipment (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ^{3,4} | P ^{3,7} |
| ELECTRIC REPAIR - light equipment (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ^{3,4} | P ^{7,3} |
| ELECTRONIC EQUIPMENT - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ^{3,4} | P ^{3,7} |
| ELEVATOR MAINTENANCE - service (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P |
| EXTERMINATORS (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| FOOD - restaurant or cafeteria | N -P ⁴ | N -P ⁴ |
| FURNITURE REPAIR / UPHOLSTERING (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| GASOLINE FILLING STATION - w/o repair service (car wash allowed) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2) | P ⁴ | P ⁷ |
| GASOLINE FILLING STATION - with repair service and/or car wash (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2) | P ⁴ | P ⁷ |
| GUNSMITH (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| JANITORIAL / CLEANING SERVICE (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| LABORATORY - research | P ^{3,4} N | N P ^{3,7} |
| LABORATORY - testing | N P ^{3,4} | N P ^{3,7} |
| LAUNDRY and DRY CLEANING - self service (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| LAUNDRY- limited to max of 5 employees (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| LAUNDRY or DRY CLEANING - pickup station only (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| LAWNMOWER REPAIR (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| LINEN or UNIFORM SUPPLY, DIAPER SERVICE (pickup and supply only) (Maximum FAR of 0.22 in Zone 2) | N -P ⁴ | P ⁷ |
| LOAN OFFICE (Maximum FAR of 0.22 in Zone 2) | N | P ⁷ |

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| LOCKSMITH (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| MANUFACTURED HOME / OVERSIZE VEHICLE SALES, SERVICE or STORAGE (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P | P |
| MASSAGE - parlor | <u>N-P</u> ⁴ | <u>N-P</u> ⁷ |
| MASSAGE - therapeutic | <u>N-P</u> ⁴ | <u>N-P</u> ⁷ |
| MINI WAREHOUSE - over 2.5 AC. (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| MORTUARY - embalming and preparation only (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| PALM READING (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| PAWN SHOP (Maximum FAR of 0.16 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| PICTURE FRAMING (Maximum FAR of 0.16 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| POST OFFICE (Maximum FAR of 0.24 in Zone 2) | <u>N-P</u> ⁴ | P ⁴ |
| REDUCING SALON (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| SHOE - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| SIGN SHOP - no outside storage (Maximum FAR of 0.16 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| STUDIO - fine or performing arts | <u>N</u> | <u>N-P</u> ⁷ |
| STUDIO - interior decorating | <u>N-P</u> ⁴ | <u>N-P</u> ⁷ |
| STUDIO - photographic | <u>N-P</u> ⁴ | <u>N-P</u> ⁷ |
| STUDIO - sound and recording | <u>N</u> | <u>N-P</u> ⁷ |
| TAILOR SHOP (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| TATTOO PARLOR/STUDIO (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> ⁴ | P ⁷ |
| TAXIDERMIST (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> | P |
| TOOL RENTAL - fenced and screened outside storage permitted | P ⁴ | P ⁷ |
| TOOL RENTAL - outside storage permitted (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| TREE CUT and TRIM SERVICE (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> | P |
| WATCH REPAIR (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2) | P ⁴ | P ⁷ |
| CARTING, CRATING, HAULING, STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| COLD STORAGE PLANT (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| FUR DYEING, FINISHING and STORING (Maximum FAR of 0.22 in Zone 2) | <u>N-P</u> | P |
| ICE CREAM TRUCK STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| MOVING COMPANY (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| STORAGE - outside (under roof and screened) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| FREIGHT DEPOT (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| TELEPHONE EQUIPMENT INFRASTRUCTURE | P ⁸ | P ⁸ |
| WIRELESS COMMUNICATION SYSTEMS | P ⁸ | P ⁸ |
| SANITARY LANDFILL, SOLID WASTE FACILITY | <u>N-P</u> | <u>N-P</u> |
| OFFICE WAREHOUSE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |
| WAREHOUSING - no outside storage permitted (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2) | P | P |

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| BAKERY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| BARBER and BEAUTY EQUIPMENT - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| CAMERA, PHOTOGRAPHIC EQUIPMENT and SUPPLIES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| DAIRY EQUIPMENT SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| DAIRY PRODUCTS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| DRUG SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| FISH MARKET - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| FOOD PRODUCTS - wholesale and storage (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| FRUIT and PRODUCE - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| FURNITURE SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| GLASS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| GROCERY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| HARDWARE SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| OFFICE EQUIPMENT and SUPPLY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| PAPER SUPPLIES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| PLUMBING FIXTURES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| SHOE - wholesale no manufacturing (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| SPORTING GOODS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| STONE MONUMENT - retail and wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P | P |
| TAMALE - preparation wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2) | P ⁴ | P ⁷ |

Notes:

¹ With no public assembly.

² Maximum 100 parking spaces.

³ No industrial or manufacturing uses will be allowed if operations emit into the air any substance which would impair the visibility or otherwise interfere with the operation of aircraft, e.g., steam, dust, smoke. Nor will any use be allowed which would interfere with aircraft communication systems or navigational equipment through electrical disturbances.

⁴ Building size is limited to maximum 3,000 square feet.

⁵ Excludes chapels.

⁶ Low-intensity office use only.

⁷ Building size limit in "MAOZ-2" is 250,000 square feet.

⁸ With height restrictions.

⁹ With no clubhouses.

¹⁰ No above ground passenger terminals and no above ground power transmission or distribution lines. Prohibited power lines include high-voltage transmission lines and distribution lines that provide power to cities, towns, or regional power for unincorporated areas.

~~¹⁴ Activities that attract concentrations of birds creating a hazard to aircraft operations should be excluded.~~

¹¹ No above ground passenger terminals and no above ground power transmission or distribution lines.
¹²

¹³ Passive recreation only. No active recreation facilities allowed, including but not limited to playgrounds, club houses, and auditoriums. ~~¹² Facilities must be low intensity, and provide no playgrounds, etc. Facilities such as club houses, meeting places, auditoriums, etc. are not recommended.~~

¹³ Facilities must be designed or operated at a scale to allow no more than 50 people per acre at any given time.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Melissa Bryant Organization (if applicable): San Antonio River Authority
Address: 100 E. Guenther Street, San Antonio, TX 78204
Phone: 210-302-3611 Email: mbryant@sara-tx.org
Signature: *Melissa Bryant* Date: 1/28/22
(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)

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)

This will be an update to the UDC for a water quality protection area in the West Side Creeks to include Martinez Creek,
Zarzamora Creek, Alazan Creek, Apache Creek, and San Pedro Creek. This protection area would ensure adequate
treatment of storm water runoff that may potentially adversely affect the water quality in the West Side Creeks.

UDC 2021 Proposed Amendment

Amendment 19-1**Applicant: San Antonio River Authority****Amendment Title** – ‘Sec. 35-399.07 – West Side Creeks Water Quality Protection Area .’**Amendment Language:****Sec. 35-399.07. - West Side Creeks Water Quality Protection Area.**

- (a) **Abrogation and Greater Restrictions.** This division is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where the language of this division conflicts with language used elsewhere in this chapter, that which imposes the more stringent restrictions shall prevail.
- (b) **Purpose.** The West Side Creeks Water Quality (WSC WQ) Protection Area has been established for locations along the Martinez Creek, Zarzamora Creek, Alazan Creek, San Pedro Creek and Apache Creek, collectively, the “West Side Creeks” as identified in the map attached as _____. In the mandatory WSC WQ Protection Area, water run-off from some land uses may be hazardous to the water quality of the West Side Creeks and its ecosystem. Thus, the Protection Area is designed to ensure adequate treatment of storm water runoff that may potentially produce toxic, corrosive, polluted, poisonous, radioactive, unpalatable, or otherwise dangerous substances injurious to the public health or which could otherwise adversely affect the water quality or supply, and thereby minimizing the risk of potential occurrences wherein such substances could enter the water of the West Side Creeks.

The WSC WQ Protection Area further seeks to:

- (i) prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development;
 - (ii) Maintain the natural habitat of the West Side Creeks, access to its trails and provide safety for its users; and
 - (iii) Ensure that development near the creek is compatible with a future vision of a series of mixed-use neighborhoods with commercial and residential nodes that orient to the West Side Creeks and/or stimulate redevelopment of existing commercial corridors.
- (c) **Boundaries.** The limits of the West Side Creeks Water Quality Protection Area are shown on the City of San Antonio's Official Zoning Map. The boundaries of the Protection Area are determined to be the legal parcel boundaries of any parcel of land that is wholly or partially within 100 ft from the boundary of the San Antonio Capital Improvement Projects Boundary of the West Side Creeks.

Any parcel that is wholly or partially within the boundaries of the Protection Area shall not be removed from the WSC WQ Protection Area through replatting.

- (d) **Protection Area.** The WSC WQ Protection Area is designated as an overlay to all zoning districts. Property located within this area must also be designated as being within the regular zoning districts. Authorized uses must be permitted in both the base zoning district and the Protection Area.

(e) Uses.

- A. **Prohibited Uses.** To protect the water quality of the WSC from operations, production, or storage of hazardous materials that could contribute contaminants to water supply and the West Side Creeks, the following uses are prohibited within the WSC WQ Protection Area:

1. Truck and heavy equipment - auction.
2. Auto - manufacture.
3. Auto and light truck auction.
4. Storage - outside.

5. Batching plant.
6. Stockyard.
7. Used automotive parts recycler.
8. Abrasive manufacturing.
9. Acetylene gas - manufacturing and storage.
10. Hazardous materials hauling or storage.
11. Petro chemicals bulk storage.
12. Metal forging or rolling mill.
13. Packing plant.
14. Petroleum - manufacturing or processing.
15. Poultry processing.
16. Rendering plant.
17. Sand or gravel - storage or sales.
18. Vulcanizing, recapping.
19. Wood processing by creosoting or other preservation treatment.
20. Commercial surface parking lots as primary use.
21. Construction staging area.
22. Gas stations
23. Parking and transient vehicle storage - related to delivery.
24. Parking and/or storage - long term.
25. Tire repair - auto and small truck.
26. Truck repair and maintenance.
27. Truck stop or laundry.
28. Can recycle collection station.

B. Nonconforming Uses. Any use prohibited by section A which is existing on the effective date of the ordinance from which this chapter is derived may continue so long as the conditions herein are met. Prohibited Uses at the time of the adoption of this Section are exempt from the prohibition, for so long as that land use is continuous, is not subject to any other limitation listed under Section 35-702, et. al of the UDC. This exemption terminates if the property is redeveloped, or any other limitation listed under Sections 35-702 to 35-707 becomes applicable. Redevelopment is defined in Appendix H of the UDC. All single-family residential lots are exempt from the LID requirements in accordance with 35-###.

(f) San Antonio River Authority Consultation. Consultation with the San Antonio River Authority is required regarding direct access, landscaping and maintenance boundaries; and storm water control measures prior to storm water permit approvals or plat approval, to allow for review and comment by the River Authority for properties that fall within the WSC WQ Protection Area. This section shall apply to newly developed and redeveloped properties.

A. Coordination with the River Authority shall include a binding commitment letter signed by the property owner and the River Authority specifying the property owner's commitment to coordinate regarding access to the West Side Creeks, landscape and maintenance boundaries, and storm water control matters when applying for stormwater and drainage permit.

B. Access to the West Side Creeks within the WSC WQ Protection Area shall comply with the following:

- (i) Property owners shall provide plans for review by the River Authority when proposing to construct any tie-in points to the West Side Creeks project trail, and such plans shall show materials and grading for review
- (ii) Removal of existing park trail hardscape shall require the River Authority approval.
- (iii) Development shall make it clear for users of the park to discern public access points from private access points.
- (iv) If during construction the park trail must be temporarily closed, an alternative engineered route shall be identified and temporary signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) provided and maintained for the duration of the project.
- (v) Acceptance of park trail access point(s) shall be the responsibility of the River Authority.

C. Landscaping and maintenance boundaries shall be recorded under the notice to the title and are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered between the developer/property owner and the City of San Antonio. The maintenance agreement will set out the respective rights and responsibilities of the parties and an executed copy will be provided to the River Authority upon request. The purpose of the maintenance agreement is to protect the public investment that has been made in the WSC WQ Protection Area. The

maintenance agreement will be designed to maintain the function of the hydrology, ecological restoration and storm water run-off mitigation in keeping with this chapter and shall generally conform to best management practices as documented in Appendix E Recommended Plant List and section 35-210 of this chapter.

- D. In the WSC WQ Protection Area, developments shall be processed in accordance with LID/NCDP use patterns, requiring an LID/NCDP plan, as specified in UDC 35-210. Developments shall manage site storm water through LID components consistent with section 35-210 of this chapter and shall also comply with the following:

- (i) Storm water runoff shall pass to the creek through discharge pipes or outfalls that are below water level or normal depth or through an approved LID feature. Overland flow onto public land is discouraged and shall be reviewed on a case-by-case basis. Overland flow onto public land requires approval of the public land property owner. Existing concrete chutes are considered as overland flow and consultation and concurrence of the River Authority is required where a USACE 408 permit is needed. Modification of this subsection shall require approval by the River Authority and the director of public works, or their designee.
- (ii) Open concrete chutes shall be prohibited.
- (iii) Installations and/or modifications of drainage outfalls require consultation with the River Authority.
- (iv) Runoff from swimming pools or other non-storm water producing sources shall be treated prior to discharging into the creek.
- (v) The Stormwater Pollution Prevention Plan (SWP3) on development/redevelopments within the WSC WQ Protection Area must be maintained onsite in accordance with Sec. 34-853 and made readily available for review by SAWS upon request, a copy of which must be provided to the River Authority.
- (vi) New and replacement storm drain inlets that tie directly into the WSC require storm water mitigation practices and consultation with the River Authority.
- (vii) Runoff from potentially acute sources of pollutants, such as dog parks, dumpster pads, and oil/grease containers shall be treated for total suspended solids (TSS), pathogens, oil/grease, and heavy metals appropriate for the pollutant source prior to discharging into the river or creek, or prior to discharging into a storm drainage system.
- (viii) Where the project ties into the WSC access, slopes shall be graded at a stable angle not to exceed four to one (4:1) and plant material that will stabilize the soil shall be used such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found in San Antonio River Basin Low Impact Development Technical Design Guidance Manual Plant List. Terraced walls shall be installed when there is a slope of more than four to one (4:1).
- (ix) To enhance on-site storm water mitigation through use of open space, saw-tooth curbs and gutter shall be used along the street edge of open space at the time of improving a parcel.
- (x) LID components for managing site stormwater may be constructed in the adjacent public street ROW in accordance with 35-###(i) Off-Site Treatment below.

- (g) **Creekside Setbacks.** Creekside setbacks from top of bank for both buildings and accessory structures are established to reinforce storm water control within the WSC WQ Protection Area. Refer to sec. 35-210(i) on stream network buffering. For developments where setback requirements exceed 10% of the total area of the individual lot, a reduced setback of minimum 25ft from top of bank is required. Stormwater BMP footprints are allowed within the setback areas.

- (h) **Landscape Best Management Practices for Water Quality.** Ecological restoration is essential to the water quality mitigation of storm water runoff in the WSC WQ Protection Area. These standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the creek and street edges.

- A. **Provide Variety of Plant Species in Landscape.** To enhance mitigation of storm water runoff, provide ecological variety in the landscape plantings along the creek by including a variety of species compatible with site conditions for long-term resiliency and stability.
- B. **Planting Requirements in Open Space Abutting the Creek.** On publicly owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the creek, a minimum sixty (60) percentage of the open space, excluding building footprint, lease space under bridges and parking requirements is required.

- (i) Planting requirements in WSC WQ Protection Area should continue the restoration landscape efforts along the creek banks.
- C. **Plant Materials.** Several soil conditions converge along the West Side Creeks area to create unique vegetation ecosystems that mitigate storm water runoff. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
 - (i) **Incorporate Existing Native Vegetation.** Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the creek onto adjacent private areas to extend ecological mitigation of storm water runoff.
 - (ii) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in San Antonio River Basin Low Impact Development Technical Design Guidance Manual Plant List
 - (iii) **Install Trees to Provide Shade.** To mitigate storm water thermal pollution, install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), and consider incorporating storm water bump-outs where feasible.
- (i) **Offsite Treatment.** The director of the Public Works or his designee may, on a case-by-case basis, approve treatment of offsite runoff instead of or in combination with onsite runoff. In this case, the design rainfall depth is increased by 10% for all offsite runoff. Public Works may require that some onsite runoff is treated, especially if there are potentially acute sources of pollutants (dog parks, dumpster pads, etc.). Concurrence of the River Authority is required for neighborhood scale water quality mitigation projects through developer agreements.
- (j) **Top of bank.** "The "top of bank" is defined as a change in gradient and has been mapped by the River Authority. Contact the River Authority for a verification of the "top of bank."



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: _____ Organization (if applicable): _____

Address: _____

Phone: _____ Email: _____

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)

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)

UDC 2020 Proposed Amendment

Amendment 25-1**Applicant:** Hill Country Alliance – Dawn Davies**Amendment Title** – ‘Sec. 35-339.04 – Military Lightning Overlay Districts.’**Amendment Language:**

Sec. 35-339.04. - Military Lighting Overlay Districts.

STATEMENT OF PURPOSE

The purpose of this section is to establish regulations for outdoor lighting impacting military operations five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base.

Specific purposes of these lighting districts are as follows:

- *To reduce glare and potential distractions to night time training exercises occurring within this area.*
- *To balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.*
- *To permit the use of outdoor lighting that does not exceed the minimum level as guided by Illuminating Engineering Society (IES) recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.*
- *Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.*
- *To restore and preserve our heritage of a clear, dark night-sky.*

Designation Criteria. To be designated as a military lighting overlay district, an area must be five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, or Lackland Air Force Base; provided, however, that if a Joint Land Use Study determines that lighting regulations are required in a smaller area than those required in a designated district, the City may initiate a rezoning to remove properties from a military lighting overlay district. If a Joint Land Use Study determines that different regulations are required or recommended, the City may modify the district regulations accordingly.

- (b) **Military Lighting Regions (MLRs) within Military Lighting Overlay Districts (MLODs).** Overall geographic areas shall be known as Military Lighting Regions within the Military Lighting Overlay District and shall be specified as described below.

- (3) This will ensure the following:

- A. Consistent color temperature of the lights.
- B. Color temperatures do not exceed 3000K ~~4100K~~ (~~white light or~~ warm light) depending on MLR.
- C. Fully shielded lights.
- D. No light emitted above ninety (90) degrees.
- E. Appropriate amount of light where needed.
- F. Glare restrictions are in place.

(f) **District Standards.**

- (1) As used in this article, the following terms shall be defined as follows:

BUG: A luminaire classification system that rates: backlight (B), uplight (U), and glare (G).

Business: A person, partnership, corporation, or organization engaged in commerce, manufacturing, or a service; profit and non-profit seeking enterprise or concern. The definition is intended to be broadly construed and shall include, but not be limited to, charitable organizations.

Candela: The unit of measure indicating the luminous intensity (candlepower) of a light source in a specific direction.

Color Rendering Index (CRI): A measure of the accuracy with which a light source of a particular CCT renders different colors in comparison to a reference light source with the same CCT. A high CRI provides better illumination with the same or lower lighting levels. It is important not to mix lamps with different CCTs and CRIs. Specify both the CCT and CRI when purchasing lamps.

Correlated Color Temperature (CCT): A measure in degrees Kelvin (°K) of light's warmth or coolness. Lamps with a CCT of less than 3,200°K are pinkish and considered warm. Lamps with a CCT greater than 4,000°K are bluish-white and considered cool.

Digital Sign: Catho-ray tube (CRT), flat panel liquid-crystal display (LCD), plasma, aerial imaging, projector or other electronic devices that are at the end-point of a digital signage system, presenting the content to include: Dynamic signs, electronic signs, digital media advertising, as well as signs within a Digital Signage Network, In-store TV Network, Captive Audience Network, Narrowcasting Network, Out-of-home Media Network, Digital Media Network, and Advertising Network.

Direct light: Light emitted directly from the lamp, off of the reflector diffuser, or through the refractor or diffuser lens of a luminaire.

Exempted nonconforming

luminaires: Any existing luminaires which were lawfully in place according to all applicable city ordinances at the time, but which do not now comply with all applicable regulations as of the effective date of district designation.

Flood lamp: means a specific form of lamp designed to direct its output in a specific direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a diffusing glass envelope.

Foot-candle (fc): A unit of light measurement equal to one (1) lumen per square foot.

Full cutoff: Describes a luminaire light distribution where one hundred (100) candela per one thousand (1,000) lamp lumens (ten (10) percent) may emit at all vertical angles beginning at eighty (80) degrees up from nadir to less than ninety (90) degrees, and zero (0) candela per one thousand (1,000) lamp lumens (zero percent) is allowed at ninety (90) degrees (horizontal plane) and all angles above. This applies to all horizontal angles around the luminaire. A full cutoff luminaire is also fully shielded. (See Figure 1).

Fully shielded: A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A fully shielded fixture is not necessarily full cutoff.

Gasoline filling station: Shall have the definition as provided in Appendix A of the Unified Development Code.

Glare: A luminance produced by bright sources in the field-of-view superimposed on the image in the eye reducing contrast and hence visibility.

International Dark-Sky Association (IDA): A non-profit organization whose goals are to build awareness of the value of dark skies, and of the need for quality outdoor lighting.

"IESNA" (or "IES"): An acronym for the Illuminating Engineering Society of North America. The IESNA makes recommendations for outdoor lighting but does not set outdoor lighting community standards which are set through local regulations.

Illuminance: The quantity of light arriving at a surface measured in foot-candles.

Intermittent lighting: Luminaires that do not remain on for more than five (5) minutes.

Lumen: A unit of luminous flux. For purposes of this section, the lumen-output values shall be the initial lumen output ratings of a lamp. The lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer.

Luminaire: A complete lighting fixture consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power supply.

Luminous flux: A quantitative expression of the brilliance of a source of visible light which is electromagnetic energy within the wavelength range of approximately three hundred ninety (390) nanometers (nm) to seven hundred seventy (770) nm. This quantity is measured in terms of the power emitted per unit solid angle from an isotropic radiator, a theoretical point source that radiates equally in all directions in three-dimensional space.

Mounting Height: The height of the photometric center of a luminaire above grade level.

Nadir: The direction pointing vertically down from the lowest light emitting part of the luminaire (see Figure 1 for an example).

Nit: A unit of illuminative brightness equal to one (1) candle per square meter, measured perpendicular to the rays of the source.

Outdoor lighting: Illumination of an outside area or object by any man-made device that is located outdoors and produces light.

Photometric Plan: A point-by-point plan illustrating the intensity and location of lighting on the property.

Sign, externally illuminated: A sign illuminated by light sources from the outside.

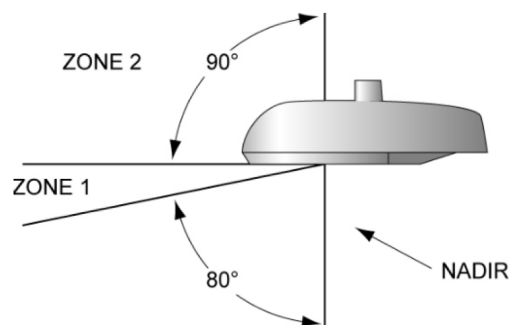
Spot lamp: A specific form of lamp designed to direct its output in a specific direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a clear or nearly clear glass envelope. Spot lamps are those lamps so designated by the manufacturers.

Street lighting: Lighting provided for major, collector, and local roads where pedestrians and cyclists are generally present. The primary purpose of street lighting is to help the motorist identify obstacles, provide adequate visibility of pedestrians and cyclists, and assist in visual search tasks, both on and adjacent to the roadway.

Temporary outdoor lighting: Lighting allowed as specified in an approved temporary permit pursuant to the requirements of subsection 20.J below.

Trespass lighting: Light emitted by a luminaire that falls outside the boundaries of the property on which the luminaire is sited.

Figure 1



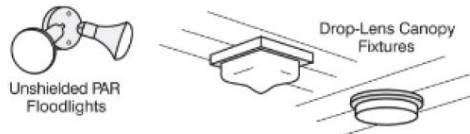
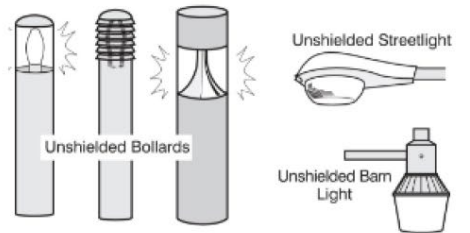
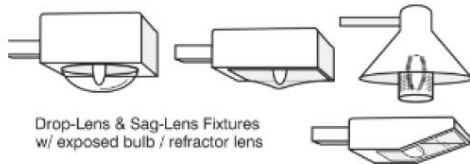
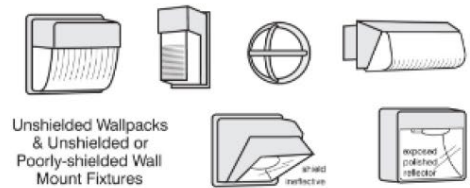
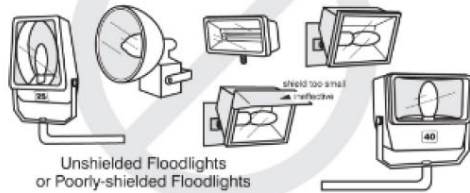
- (2) All public and private outdoor lighting installed after the effective date(s) of an MLOD district designation shall conform to the requirements established by this section.
- (3) Any luminaire in a new development that is aimed, directed, or focused so as to cause direct light from the luminaire to be directed toward an adjacent military base, camp or installation is prohibited. Such luminaire must be redirected or its light output controlled to eliminate such conditions.
- (4) For new development properties situated at or above one thousand two hundred (1,200) feet in elevation (above sea level), and which are situated within one (1) mile from the perimeter of the affected military installation, all lighting shall be fully screened from the affected military installation(s). Methods of screening can include, but are not limited to, fencing and landscaping.
- (5) Maximum CCT of ~~3000K~~ 2700K for all outdoor light sources within MLR1.
- (6) Maximum CCT of ~~4100K~~ 3000K for all outdoor light sources within MLR2.
- (7) **Residential Lighting.**
 - A. No trespass lighting within residential areas may exceed one and one-half (1½) foot-candles at the property line, with the exception of intermittent lighting which can be up to two (2) foot-candles.
 - B. All lighting within residential areas must comply with commercial lighting subsections (9)A—E below.
- (8) **Residential Lighting Exceptions.**

- A. Low Ambient Landscape lighting.
- (9) **Commercial Lighting.**
- A. All lighting fixtures installed on any commercial property and which include or exceed two (2) foot-candles shall be fitted to render them full cutoff (no light output emitted above ninety (90) degrees at any lateral angle around the fixture.) See "acceptable fixture" designation as shown in Figure 2. The manufacturer or firm handling the installation of outdoor lighting must provide documentation to prove full cutoff status of outdoor lighting to the planning and development services department during the plan review stage.

Figure 2 Acceptable vs. Unacceptable Fixture Examples

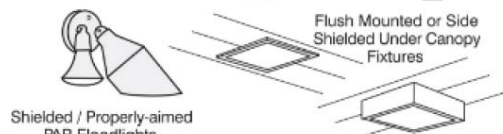
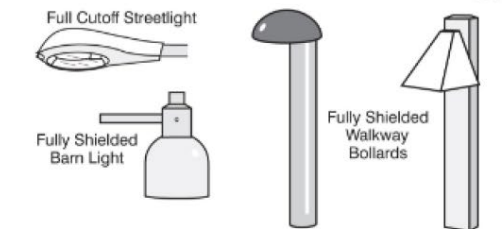
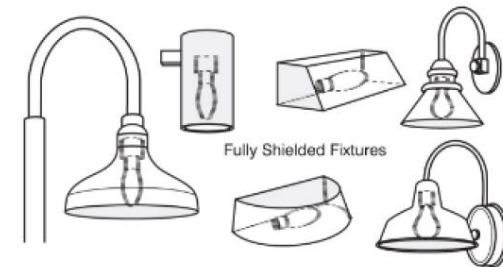
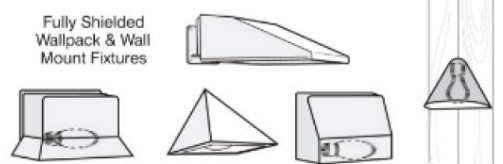
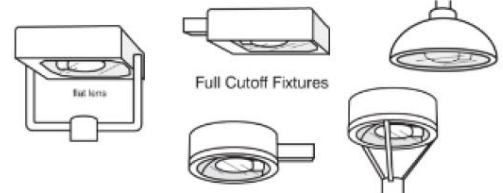
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin© 2005. Rendered for the Town of Southampton, NY. Used with permission.

- B. For lighting horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures must meet "full cutoff" criteria (no light output emitted above ninety (90) degrees at any lateral angle around the fixture).
- C. Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed five (5) minutes and has a sensitivity setting that allows the luminaire to be activated only when motion is detected on the site.
- D. All trespass lighting shall not exceed two and one-half (2½) foot-candles measured at the property line, except that residential trespass lighting is regulated in subsection f(7)A above.

- E. Floodlight fixtures must be aimed so as to prevent direct radiation of light into the open sky at any angle above the horizontal plane as shown in Figure 3 and verified using a tool such as shown in Exhibit 8.

Figure 3

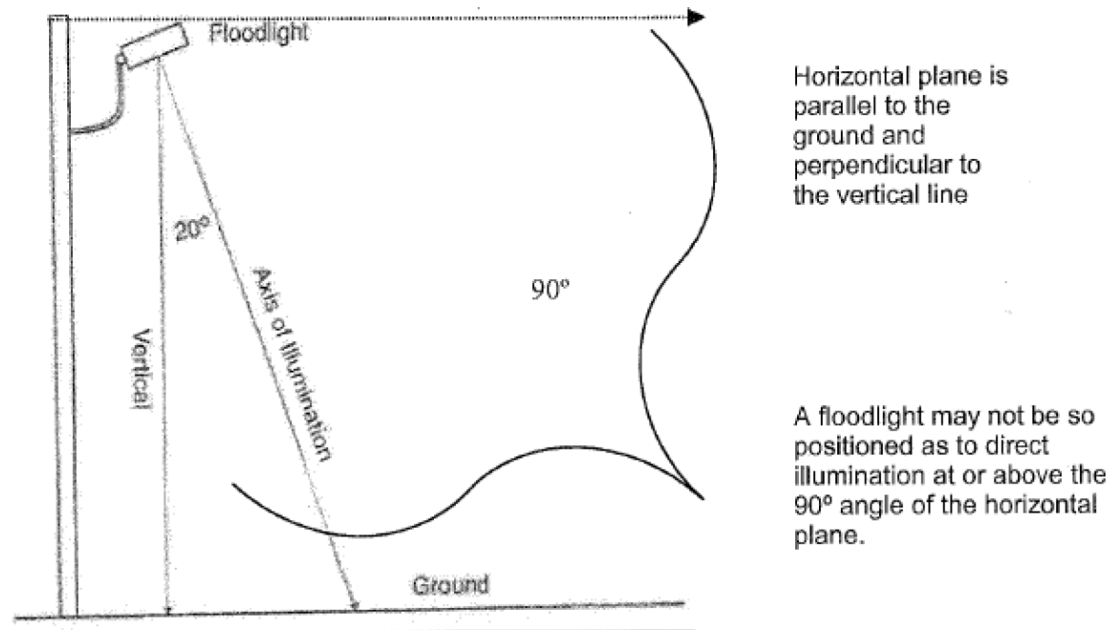


Figure 4

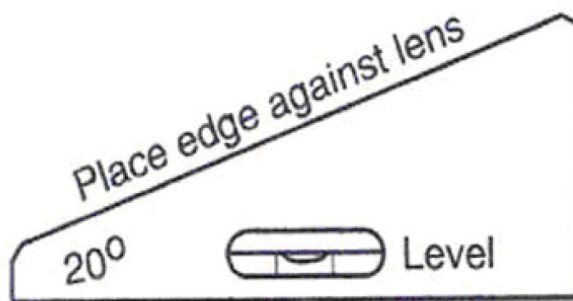


Figure 4: This is a tool for aiming lights such as the floodlight represented in Figure 3. This tool would verify the angle of 20° by placing the upper edge of the tool against the floodlight lens and adjusting the floodlight so that a level parallel to the bottom edge shows level.

- F. With the exception of lighting which is required for security and safety such as parking lot illumination, businesses must turn off outdoor lights emitting illumination levels exceeding two (2) foot-candles (fc) after 11:00 p.m. or one (1) hour after closing, the later of the two.
- G. Lighting installed to illuminate construction sites in order to secure or protect equipment at night shall meet the requirements of subsection f.(9)A. above.

(10) **Non-Residential.**

- A. Non-residential limits to off-site impacts are determined using Backlight, Uplight, and Glare (BUG) ratings.

(11) Gasoline Filling Stations.

- A. Outdoor sales and service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.
- B. The following average maintained illuminance levels for service stations must not be exceeded:

| Service Station Component | Lighting Level |
|---------------------------|----------------|
| Approach | 2.0 fc |
| Driveway | 2.0 fc |
| Pump Island | 10.0 fc |
| Building Facade | 3.0 fc |
| Service Areas | 3.0 fc |
| Landscape Highlights | 2.0 fc |

Note: fc = foot-candle

(12) Parking Lot and Parking Structure Lighting.

- A. Total pole and fixture height shall comply with section 35-392.b of this chapter.
- B. All lighting luminaires in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.
- C. Reflectivity. In order to allow for a variety of surface material options:
 - i. Surface parking lots shall be designed, coated or constructed so that illumination levels are no more than what is reflected from asphalt at an average of twenty (20) foot-candles.
 - ii. Top decks of parking structures shall be designed, coated or constructed so that illumination levels are no more than what is reflected from asphalt at an average of fifteen (15) foot-candles.
- D. One (1) hour after closing, businesses must reduce light output at least fifty (50) percent in surface parking lots and on top decks of parking structures; however, those luminaires turned off may be set to function utilizing a motion detector system or dimmer.

(13) Outdoor Sign Lighting.

- A. All signs, except conventional non-digital off-premise signs, located within three-quarters ($\frac{3}{4}$) of a mile of a military installation with an associated MLOD designation shall be positioned in such a manner and contain "dark sky" approved shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs be positioned facing parallel to the adjacent boundaries of the military installation.
- B. On-premises signs may remain illuminated during regular business hours, but may not be illuminated later than one-half ($\frac{1}{2}$) hour after the business is no longer open to the public, nor prior to the daily opening of the business to the public.
- C. On-premises signs utilizing neon tube lighting shall be exempt from the requirements of subsection B above.
- D. Single-tenant on-premises signs shall be illuminated at a level no greater than seven (7) foot-candles measured at five (5) feet from the light source. Multi-tenant on-premises signs shall be illuminated at a level no greater than twelve (12) foot-candles measured at five (5) feet from the light sources.
- E. Exterior means of illumination utilized for on-premises signs shall be positioned in a "top down" manner as depicted in Exhibit 7. Bottom-mounted fixtures shall not be used for on-premises signs.
- F. Conventional non-digital off-premises signs shall employ an upward illumination system utilizing no more than three (3) luminaires to illuminate each sign message area (face). Each luminaire shall employ a refractor and hood that focuses the light on to the sign face and each luminaire may not exceed two hundred (200) watts.
- G. All on-premises and off-premises digital signs shall be illuminated at a level no greater than 0.3 footcandles over ambient light levels for the location and time and shall employ light cutoff devices, such as louvers, to minimize light escaping above the horizontal plane. This subsection (13)G. is not exempt from the requirements of subsection (13)B. above.
- H. Other than the requirements contained in subsection (d)(1) and subsection (13), the installation, operation, alteration, repair or improvement of an illumination device used for an off-premises sign are not subject to the other provisions of sections 35-339.04 or 35-498, but are subject to provisions of chapter 28 and chapter 35 as appropriate.
- I. Nothing in this section shall be interpreted to authorize signs in areas of the city prohibiting signs.

(14) Externally Illuminated Sign Standards.

- A. External illumination for signs shall conform to the following lamp source, shielding restrictions and lumen caps as shown in Exhibit 9.
- B. Upward-directed sign lighting is prohibited.

**Table 339.04-5
Lamp Type and Shielding Standards**

| | Lighting Zone | |
|-----------------------------------------------------|---------------|------|
| Color Rendition | LZ-2 | LZ-3 |
| Initial output greater than or equal to 1800 lumens | F | F |

| | | |
|----------------------------------|------|------|
| Initial output below 1800 lumens | A(1) | A(1) |
|----------------------------------|------|------|

Note: Lighting Zones (LZ) are defined in IDA model ordinance

Notes to Table 339.04-5.

A = all types of light fixtures are allowed except that any spot or floodlight shall be aimed not higher than twenty-five (25) degrees from the vertical line between the light fixture and the ground when light emitted from a light fixture is visible from any off-site residential property or public roadway.

F = only fully shielded light fixtures allowed.

1 = Flood or spot lamps shall be aimed no higher than twenty-five (25) degrees from the vertical line between the light fixture and the ground when the source is visible from any off-site residential property or public roadway.

(15) Street Lighting.

- A. This subsection regulates the illumination levels and CCT for the MLR's street lights that are installed on any street and must follow the American National Standard Practice for Roadway Lighting under the IESNA.
- B. Street light illumination must follow the guidelines in paragraph C, D, and E. of this subsection unless a licensed professional engineer, trained and experienced in the science of illumination engineering, deems other illumination levels based on IESNA standards more appropriate for existing conditions and staff concurs with this assessment.
- C. Street lights installed in residential areas on IESNA classified local roads shall have a max CCT of ~~3000K~~ 2700K. Street lights installed on IESNA classified collector and major roads shall have a max CCT of ~~4000K~~ 3000K.
- D. All standard streetlights must utilize full cutoff type luminaires that are installed level to the ground in two (2) intersecting perpendicular planes (see Figure 5), and should be horizontally level in all directions.

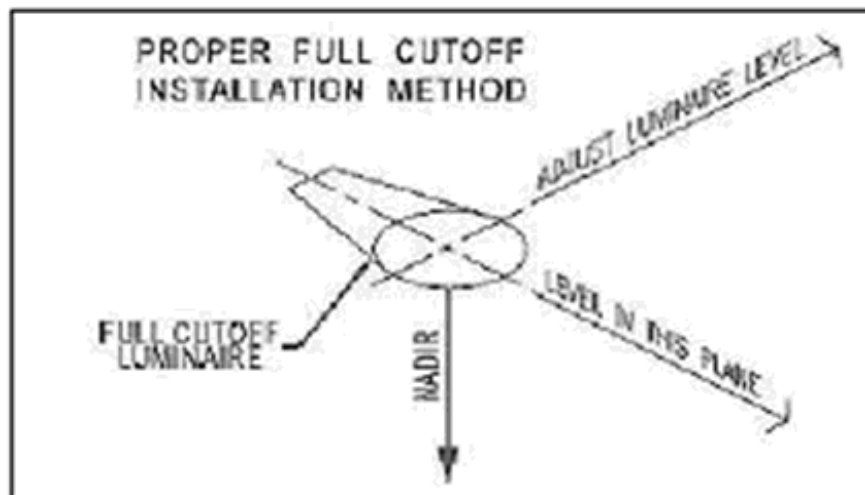


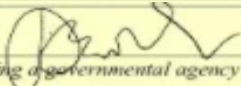
Figure 5

- E. New ornamental street lights must be classified as either IES "Full Cutoff" or IES "Cutoff" as determined by a valid photometric report. This report must be generated for the specified model by a qualified testing lab (testing to IES standards) and must include a full vertical evaluation through one hundred eighty (180) degrees, otherwise that fixture will be unacceptable.



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

| | | | |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------|-----------------|
| Name: | D'Ette Cole | Organization (if applicable): | |
| Address: | | | |
| Phone: | | Email: | |
| Signature: |  | | Date: 1/31/2022 |
| <small>(Include title if representing a governmental agency or public/private organization)</small> | | | |

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)

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)

San Antonio has made a choice to be a leader in environmental sustainability and reach net-zero carbon neutrality by 2050. Air pollution like that from benzene vented from gas stations must be distanced with any new development away from residential districts and neighborhoods which according to COSA must become more dense. Child health safety needs to be a higher priority

UDC 2020 Proposed Amendment

Amendment 26-1**Applicant:** D’Ette Cole**Amendment Title** – ‘Sec. 35-397 – Auto and Light Truck Repair and Motor Vehicle Sales.’**Amendment Language:**

DIVISION 7. - SUPPLEMENTAL USE REGULATIONS

Sec. 35-397.xx - Gas Stations.

(a) **Spacing.** Notwithstanding any other provisions of this chapter, no gas or fueling station shall be established or maintained within the distances in table 3xx from of any of the following uses:

- (1) Single family or multi-family residences.
- (2) Hospitals.
- (3) Schools.
- (4) Community Centers
- (5) Day Care Facilities.
- (6) Assisted Living Facilities, Boarding Homes and Community Homes.

Table 3xx

| Total Capacity of All Tanks on Property in U.S. gallons | Minimum distance (feet) from nearest tank or tank vent to line of property nearby with listed use |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1,200 and less | 50 |
| Over 1,200 to and including 30,000 | 150 |
| Over 30,000 to and including 70,000 | 300 |
| Over 70,000 to and including 500,000 | 500 |
| Over 500,000 | 1,000 |

(b) **Measurement of Spacing.** Measurement shall be made in a straight line from the tank or tank vent whichever is nearest the boundary of property so zoned for a gas station to the nearest boundary of property in which such listed use is made.

(c) **Existing Nonconforming Uses.** Any properties devoted to the supplemental use which are so located at the time of the addition of this section, shall be exempt until the property is sold. Any change of such nearby use after the fact will not result in nonconformance of the supplemental use.



UDC Amendment Request Application for External Parties (neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: **Marlene Hawkins** Organization (if applicable): **Government Hill Community Association**

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Signature: *Marlene Hawkins* (Co-president) Date: **01/28/2022**
(include title if representing a governmental agency or public private organization) **GHCA**

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)

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)

Sec. 35.408 of the UDC provides for registration of associations for purposes of notifications by the city of State required notices and contacting them to provide additional information.

The city of San Antonio wrongly restricts who can receive notices with an internal department policy that allows only one association per neighborhood. The internal policy can not over rule the UDC which does not restrict who can register as long as they meet the registration guidelines. The internal policy is not in keeping with the intent of the UDC. UDC sec. 35.408 is to provide required notices and, as stated, "otherwise contacting" associations. SA2020 in the original document said that by 2020 90% of SA would be represented by NAs. Less than half of NAs are on the restrictive registry. The registry needs to be for inclusive communication. Adding the word organization does not change the intent of 35.408.

UDC 2021 Proposed Amendment

Amendment 29-1

Applicant: Government Hill Community Association - Marlene Hawkins

Amendment Title: 'Sec.35-408 – Neighborhood Registration'

Amendment Language:

Sec. 35-408. – Communication Registry ~~Neighborhood Registration~~

- (a) **Applicability.** Communication ~~Neighborhood~~ registration is established in order to provide notification ~~to-of-neighborhoods~~ associations and organizations for purposes of zoning cases, neighborhood plans, community plans and perimeter plans as provided in other sections of this chapter. The purpose of this section is to establish procedures for the registration of neighborhoods associations and organizations.
- (b) **Contents.** A Communication ~~neighborhood~~ registry shall be maintained by the department of planning and community development. In order to be included within the Communication ~~neighborhood~~ registry, the neighborhood association or organization shall provide the following information:
- A map or written description of the ~~neighborhood~~ boundaries as chosen by the association or organization.
 - A contact person ~~list-of-the-officers~~ in the association, or organization and including their address, ~~and~~ phone number, and email.
 - A signed copy of the adopted by-laws.
 - A regular meeting location and a regular meeting date.
 - Date the association or organization was founded.
 - Number of association or organization members.
 - Approximate number of housing units in the area.
 - Approximate population of area ~~neighborhood~~.

The neighborhood association or organization shall contact the department of planning and development services in the event of a change in the above-referenced information. An applicant shall be entitled to rely on the above-referenced information for purposes of preparing any notices or otherwise contacting neighborhood associations or organization ~~where required by this chapter~~.

- (c) **Effect of Communication ~~Neighborhood~~ Registry.** When a neighborhood association or organization has been registered as provided herein, the department of development services shall notify the neighborhood association or organization of any application for rezoning or planned unit development plan filed within the boundaries of a ~~registered~~ neighborhood association or organization or within two hundred (200) feet of the site boundary. Individual citizens who reside outside the two hundred-foot notice required by this chapter, but within the boundaries of a registered neighborhood

association [or organization](#) are considered notified when any such notification is sent to the neighborhood association [or organization](#) within two hundred (200) feet of the subject site. This notice is a courtesy and hearings may proceed despite claims of a lack of notice.

(Ord. No. 2010-11-18-0985, § 2, 11-18-10) (Ord. No. 2012-10-18-0829, § 2, 10-18-12)



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: James McKnight Organization (if applicable): Brown & Ortiz, P.C.
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: James McKnight Digitally signed by James McKnight
DN: cn=James McKnight, o=Brown & Ortiz, ou, email=jmcknight@brownortiz.com, c=US
Date: 2022.02.01 18:38:25 -0600 Date: 2/1/2022
(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)

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)

(see attached) The reason for this proposed UDC amendment is to provide a clearer understanding to the public about what type of use is planned and will be allowed
on property zoned for a "Human Services Campus" (HSC). The HSC use is defined broadly in the UDC Appendix A to include a wide range of uses on
one property. However, that broad range means there is very little certainty about what activities will take place on the site. An HSC use
currently requires a Specific Use Authorization approval to operate, which authorization requires an approved site plan. This amendment adds a provision
to Article 3, Division 7- Supplemental Use Regulations, that requires such site plan to specify with more clarity the use(s) that will take place and be allowed on the property.

UDC 2021 Proposed Amendment

Amendment 30-1**Applicant:** Transportation**Amendment Title:** 'Sec.35-311 – Use Regulations'**Amendment Language:****Sec. 35-311. - Use Regulations**

Table 311-2:

| | <i>PERMITTED USE</i> | C-3 | D | ERZD |
|---------|-----------------------------------------|------------|----------|-------------|
| Service | Human Services Campus (see § 35-400) | S | S | P |

Sec. 35-400. – Human Services Campus.

- (a) **Purpose:** The purpose of this section is to regulate Human Service Campus uses to identify the intensity of the uses allowed on the property.
- (b) **Site Plan:** All Human Services Campus uses shall indicate on the required Specific Use Authorization site plan the use category and/or services provided on the property, which may include, but is not limited to, the following:
- (1) emergency food, medical or shelter services.
 - (2) animal care facilities.
 - (3) schools, including educational, business and vocational.
 - (4) community health care clinics, including those that provide mental health care.
 - (5) alcohol or drug abuse services.
 - (6) information and referral services for dependent care, housing, emergency services, transportation assistance, employment or education.
 - (7) multi-family housing.
 - (8) consumer and credit counseling.
 - (9) day care services for children and adults.