



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



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.