

Proposed 2020/2021 UDC Amendments-Zoning Commission

Running Number	Group Submittal Number	Internal/ External	Submitting Agency/Person	Individual Amendment Number/ Applications & Revisions	Article/ Appendix	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Issue	PCTAC Recommendations	Staff Recommendations
1	2020-0001	External	San Antonio Archdiocese-David Littlefield	<a href="#">1-1</a>	Article III-Zoning	City-wide/Zoning	<a href="#">35-390(k)</a>	Transitional Homes	3-Detailed Discussion	Adding 'qualified transitional homes' subsection to Section 35-390: Transitional Housing. This will allow permitting of such homes in residential areas.	These homes will provide a safe, secure environment for parolees, reducing the risk of recidivism during and after integration back into society	Denial	Denial
2	2020-0004	External	Steve Versteeg	<a href="#">4-1</a>	Article IV- Procedures	City-wide/Zoning	<a href="#">35-421(h)</a>	Withdrawing Zoning Application	1-Editing/ Clarifying	Clarify the language in the section to reflect that the public meetings are Zoning Commission and City Council	Clarification of the names of the advertised public meetings, who may receive a waiver and the type of evidence required.	Approval w/ edits	Approval w/ edits
3	2021-0005	Internal	DSD- Commercial/Residential Plan Review-Florence Diaz	<a href="#">5-1</a>	Article III-Zoning	Use Regulations/ ADDUs	<a href="#">35-371(a)(5)</a>	Accessory Dwellings	2-Beyond Editing/ Clarifying	Add '(excluding covered porches)' after gross floor area and "RE" zoning district. Replace 'roof pitch, siding' to 'roof type' as well as replacing 'identical' to 'similar' and include commentary listing examples of what 'similar' looks like.	Provide clarification of what is excluded in the floor area of an accessory dwelling and an Accessory Detached Dwelling Unit (ADDU). The UDC definition of floor area states that the floor area shall include the area of roofed porches having more than one (1) wall and of accessory structures on the same lot. Since a porch is not considered to be a living area, this becomes an issue when verifying that the floor area of an accessory dwelling unit or an ADDU meets the minimum and maximum square foot requirements. To create more flexibility, replace 'roof pitch, siding' to 'roof type' as well as replacing 'identical' to 'similar' and include commentary listing examples of what 'similar' looks like.	Approval w/ edits	Approval w/ edits
4	2021-0005	Internal	DSD-Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-8</a>	Appendix A- Definition and Rules Interpretation	City-wide/ Platting	<a href="#">35-A101</a>	Definitions of Quadraplex & Triplex	1-Editing/ Clarifying	Replace 'house" with "structure (on a platted single lot" and add "with common walls or common floor/ceiling between the units" to the definitions of Dwelling, four-family (quadraplex) & Dwelling, three-family (triplex)	Modify the definitions of 'Dwelling, four-family (quadraplex)' and 'Dwelling, three-family (triplex)'. The definitions define these structures as a detached house. If these types of structures do not meet the townhouse definition in the IRC and IBC, then they are determined to be apartment buildings, not houses, and are reviewed as commercial structures.	Approval	Approval
5	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	<a href="#">5-14</a>	Appendix A- Definition and Rules Interpretation	City-wide/ Parking	<a href="#">35-A101</a>	Definition for Restricted Parking Area	3-Detailed Discussion	Modify the current definition of restricted parking area, to include the entire area of the lot if the lots/parcels is 1/2 acre or less. For lots/parcels greater than 1/2 acres, it only includes the front yard and areas of the side yard and back yard within 15 ft. of the property line.	Currently oversized vehicles are being parked and stored in residential areas. I want the restricted zone to be divided into two categories: +/- 1/2 acre. If less than 1/2 acre oversized vehicles are prohibited. If more than 1/2 acre, oversized vehicles are only allowed in areas of the side/back yard within 15 ft. of the property line.	Approval	Approval
6	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	<a href="#">5-15</a>	Article III-Zoning	City-Wide/Zoning	<a href="#">35-378 (b)(7)</a>	35-378 Home Occupations	2-Beyond Editing/ Clarifying	Add " Non-state licensed therapy services (masseuses, massagers, etc.)" to the Home Occupation's 'Prohibited Uses' list	Add " Non-state licensed therapy services" with a few examples to the Home Occupation's 'Prohibited Uses' list	Approval	Approval
7	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	<a href="#">5-16</a>	Article III-Zoning	City-Wide/Zoning	<a href="#">35-383( c)</a>	Oversized Vehicles	1-Editing/ Clarifying	Modify the definition of oversized vehicles to indicate that recreational vehicles are not considered oversized vehicles. In section pertaining to oversized vehicles in residential districts, include "all residential zoning districts" and update section to reflect the updated "Restricted Parking Areas" definition. Add a section pertaining to "Residential Recreational Vehicle Parking".	Update to include "all residential zoning districts "instead of listing each residential zoning district. Update section to reflect updated "Restricted Parking definition. Add that RVs are not considered oversized vehicles and outline its parking guidelines.	Approval w/ edits	Approval w/ edits
8	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett	<a href="#">5-18</a>	Article III-Zoning	Master Planned Community Districts	<a href="#">35-345</a>	Zoning	2-Beyond Editing/ Clarifying	Update MPCD to differentiate the process/guidelines if adopted before Jan. 1, 2021 and if adopted after Jan. 1, 2021. Add an entire section pertaining the process/guidelines for "MPCD established after Jan. 1, 2021, specifically allowing site plans to go directly to Zoning Commission.	Update MPCD section to reflect what we did to the PUD section of the UDC, to have the site plan go directly to Zoning Commission.	Approval w/ edits	Approval w/ edits
9	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-23</a>	Article III-Zoning	Zoning/Special Exceptions	<a href="#">35-378 (b)(2)</a>	Barber/Beauty Shops	2-Beyond Editing/ Clarifying	Remove "One Opt. Beauty/Barbershop" in Sec. 35-399.01. Update Sec. 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."	Remove "One Opt. Beauty/Barbershop" from Authorized Special Exceptions. Update Sec. 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."	Approval	Approval
10	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-24</a>	Article III-Zoning	Use Regulations/ Attached Dwellings	<a href="#">35-373(b)(4)</a>	Townhome Development	2-Beyond Editing/ Clarifying	Remove "min. of 80 ft. lot depth requirement" and replace it with "Minimum lot size requirement of 1,200 sq. ft."	To create more flexibility, remove "minimum of 80' lot depth requirement", and replace it with the "minimum lot size requirement of 1,200 sq. ft."	Approval	Approval
11	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-25</a>	Appendix A- Definition and Rules Interpretation	City-wide/Zoning	<a href="#">35-A101</a>	Definitions	2-Beyond Editing/ Clarifying	Remove the definition for "Child Care Institution (specialized)" and "Child Care Institution (Basic)". Remove "Child Care Institution (Basic)", "Childcare Daycare Center", "Childcare Licensed Child Care", and "Child Care Registered Child Care Home" and add "Child Care Facility (1-6 Children)" and "Child Care Facility (7-12 Children) to Table 311-1 Use Matrix	To simplify the definition for Child Care Facilities, remove the definitions for "Child Care Institution (specialized)", "Child Care Institution (Basic)". To match Appendix A, remove "Child Care Institution (Basic)", "Childcare Daycare Center", "Childcare Licensed Child Care", and "Child Care Registered Child Care Home" & add "Child Care Facility (1-6 Children)" and "Child Care Facility (7-12 Children) to Table 311-1 Use Matrix	Approval	Approval

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12	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-27</a>	Article V- Development Standards	Lot Layout/ Zoning	<a href="#">35-515(a)(2)A</a>	Building on or near lot line	1-Editing/ Clarifying	Remove "excluding accessory dwellings" and "or near "in this section. Add "R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use"	Remove "excluding accessory dwellings" and "or near". Add "R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use"	Approval w/ edits	Approval w/ edits
13	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-28</a>	Article IV- Procedures	Zoning	<a href="#">35-403(d)(4)B</a>	Fix NR in the range	2-Beyond Editing/ Clarifying	Add "NR" to Zoning Intensity section	Add "NR" to Zoning Intensity section	Approval	Approval
14	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-29</a>	Appendix A- Definition and Rules Interpretation	City-Wide	<a href="#">35-A101</a>	Entertainment Venue (indoor) Definition	1-Editing/ Clarifying	Modify definition of "entertainment venue (indoor)" does not include 'outdoor venues such as but not limited to theme parks, go-cart tracks, carnivals/circuses, theaters, and performing arts venues.'	There was confusion that theme parks, go-cart tracks, carnival/circuses, theaters, and performing arts venues could not be built indoors based on the current definition, but these uses are acceptable activities for an entertainment venue (indoor) as long as it was not outdoors.	Approval	Approval
15	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-30</a>	Article III-Zoning	City-Wide/ Zoning	<a href="#">Table 311-1 &amp; Table 311-2</a>	Libraries	2-Beyond Editing/ Clarifying	Include 'Library (Public)' and its permitted uses to Table 311-1 and Table 311-2	Add 'Library (Public)' and it s permitted uses to Table 311-1 Residential Use Matrix and Table 311-2 Non-Residential Use Matrix	Approval w/ edits	Approval w/ edits
16	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-31</a>	Article III-Zoning	City-Wide/ Zoning	<a href="#">Table 311-2 Nonresidential Use Matrix</a>	Hookah Lounges	2-Beyond Editing/ Clarifying	Add "Hookah Lounge/Smoking Rooms" to Tobacco Store-Retail in Table 311-2 Non-Residential Use Matrix Table	Include "Hookah Lounge/Smoking Rooms" to Tobacco Store-Retail in Table 311-2 Non-Residential Use Matrix Table	Approval	Approval
17	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-32</a>	Appendix A- Definition and Rules Interpretation	City-Wide/Use Regulations	<a href="#">35-A101</a>	Funeral Home Services	2-Beyond Editing/ Clarifying	Remove definition "funeral home services: those services provided by a funeral home establishment including but not limited to..." in 35-396 ( c) and move it Appendix A	Appendix A is considered the glossary of the UDC, therefore the definition of funeral homes should not be in 35-396 (c) of the UDC but in Appendix A to maintain the format of the UDC and make it easier for customers to find this definition.	Approval	Approval
18	2021-0005	Internal	DSD-Zoning-Cat Hernandez	<a href="#">5-35</a>	Article III-Zoning	Zoning	<a href="#">35-310.01(c )</a>	RM Development	3-Detailed Discussion	Require multiple units to be in one enclosed structure for all residential districts.	Require multiple units to be in one enclosed structure for all residential districts.	Approval w/ edits	Approval w/ edits
19	2021-0005	Internal	DSD-RID 2018-003 Logan Sparrow/Logan Sparrow	<a href="#">5-39</a>	Article III-Zoning	Zoning	<a href="#">Table 311-2 Nonresidential Use Matrix</a>	Use Regulations	2-Beyond Editing/ Clarifying	Update Table 311-2 Nonresidential Use matrix for Wholesale: Dairy Products; Fruit and Produce; and Grocery to also be permitted in "L" and "I-2"	Update Table 311-2 Nonresidential Use Matrix to allow 'Wholesale-Dairy Products in "L" and "I-2"; "Wholesale-Fruit and Produce" in "I-2"; and Wholesale-Grocery" in "L"	Approval	Approval
20	2021-0005	Internal	DSD-RID 2017-004 Jenny Ramirez/ M. Uresti/ Logan Sparrow	<a href="#">5-43</a>	Article III-Zoning	Zoning/Use Regulations	<a href="#">35-392 (a)</a>	Illumination of Uses	2-Beyond Editing/ Clarifying	Remove "and" and Add "it shall also be arranged so that it"	Grammatical change to this section	Approval	Approval
21	2021-0005	Internal	DSD-RID 2019-001 Logan Sparrow	<a href="#">5-44</a>	Appendix A- Definition and Rules Interpretation	City-Wide/Zoning	<a href="#">35-A101</a>	Definition/ Rules Interpretation	2-Beyond Editing/ Clarifying	Add the definition for "Mobile Retail Establishments"	Add definition for "Mobile Retail Establishment	Approval	Approval
22	2021-0005	Internal	DSD-RID-2019-005 Logan Sparrow	<a href="#">5-48</a>	Article III-Zoning	Neighborhood Conservation Districts	<a href="#">35-335(e )</a>	Building Materials	2-Beyond Editing/ Clarifying	Update Neighborhood Conservation District (NCDs) and Corridor Districts sections to be in accordance with HB 2439, by no longer having building materials restrictions for NCDs/Corridors established AFTER April 1, 2019.	To be in compliance with HB 2439, as of Sept 1, 2019 , Neighborhood Conservation Districts(NCDs) and Corridor Districts established AFTER April 1, 2019 will no longer have building material restrictions. Historic Districts and RIOs are protected and will not be affected.	Approval	Approval
23	2021-0005	Internal	DSD-RID-2019-006 Logan Sparrow	<a href="#">5-49</a>	Appendix A- Definition and Rules Interpretation	City-wide/Zoning	<a href="#">35-A101</a>	IDZ, MXD, R-1 &R-2 Zoning Districts & Land Use Category	2-Beyond Editing/ Clarifying	Add "R-1", "R-2", "IDZ-1", "IDZ-2", "IDZ-3", and "MXD" to the permitted zoning districts that are consistent to the described land use categories. Remove "IDZ" and "MXD" from the "may be considered consistent..." bullet point through out this section.	To be in compliance with Ordinance 2018-10-11-0815, "IDZ-1", "IDZ-2", "IDZ-3" "MXD", "R-1", and "R-2" may be considered consistent with a designated land use category, if permitted uses in site plan are consistent with the use and densities of the land use category. Additionally if "IDZ" is listed as a consistent zoning district, a plan amendment will not be required as long as uses are consistent with zoning districts listed in land use category.	Approval	Approval
24	2021-0005	Internal	DSD-RID-2021-003 -Corey Edwards/ Logan Sparrow	<a href="#">5-50</a>	Article VI-Historic Preservation and Urban Design	City-Wide/ Historic	<a href="#">35-645</a>	Digital Signs	2-Beyond Editing/ Clarifying	Include a definition for Government Sign to Appendix. Include Signs by a government agency meeting the definition of a Government Sign, provided that all other applicable design standards and guidelines are met or otherwise approved through a Certificate of Appropriateness to the Prohibited Signs List	This section and the exemption language in Chapter 28 for government signs creates a conflict. The UDC should not prohibit government signs/signs by a government agency with the purpose of providing public information, legal notices, or benefit the general public. OHP staff will continue to review signage proposals for general size, placement, material, and lighting standards and guidelines, but should not enforce the prohibition of digital signs as currently defined in the UDC	Approval	Approval

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25	2021-0005	Internal	DSD-Land Development- Logan Sparrow	<a href="#">5-51</a>	Appendix A- Definition and Rules Interpretation	City-wide/Zoning	<a href="#">35-A101</a>	Definition/Rule Interpretation	1-Editing/ Clarifying	Add newly created districts to "residential development" and "residential district" definitions within Appendix A	Add newly created districts to "residential development" and "residential district" definitions within Appendix A	Approval	Approval
26	2021-0005	Internal	DSD-Land Development- RID-2020-001	<a href="#">5-53</a>	Article III-Zoning	City-wide/Zoning	<a href="#">35-381(b)</a>	Density in D & Mixed Use Buildings	2-Beyond Editing/ Clarifying	Update to reflect that density restriction for Mixed-Use buildings and Live-Work Units does not apply to "D" Downtown Districts.	Mixed-Use Buildings and Live-Work units appear in the use matrix tables with a density limitation, but there is no density limitation for attached apartments/condominiums which represents a conflict within the code.	Approval	Approval
27	2021-0005	Internal	DSD-Land Development- RID-2020-002	<a href="#">5-54</a>	Article III-Zoning	City-wide/Zoning	<a href="#">35-378(a)(8)</a>	Home Occupations	2-Beyond Editing/ Clarifying	Update to reflect changes in technology that allow soliciting and sales by phone, internet or mail order	Current code does not imply that sales transactions can occur online and this should be clarified as allowable because these transactions don't change the character of the neighborhood.	Approval w/ edits	Approval w/ edits
28	2021-0005	Internal	DSD-Logan Sparrow-RID- 2020-003	<a href="#">5-55</a>	Article III-Zoning	City-wide/Zoning	<a href="#">35-311(b)(3)</a>	Stand-Alone Personal Hygiene Facilities	2-Beyond Editing/ Clarifying	Classify stand-alone personal hygiene facilities as a use	The UDC does not currently classify these as a temporary or permanent use.	Approval w/ edits	Approval w/ edits
29	2021-0005	Internal	DSD-Zoning-Catherine Hernandez	<a href="#">5-56</a>	Article III-Zoning	City-wide/Zoning	<a href="#">35-372 (c)(2)(C)</a>	Affordable Dwelling Units	1-Editing/ Clarifying	Change "(six (6) dwelling under per acre in Table 310-1)"to "seven (7) dwelling under per acre in Table 310-1). "	Grammatical change to this section	Approval	Approval
30	2021-0005	Internal	DSD-Catherine Hernandez- RID-2022-001	<a href="#">5-57</a>	Appendix A- Definition and Rules Interpretation	City-Wide/ Zoning	<a href="#">35-A101</a>	Permanent Supportive Housing	2-Beyond Editing/ Clarifying	Add a new definition for Permanent Supportive Housing. Classify as a residential use in the Use Matrix 35-311 and being permitted in RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, MF-50, and ERZD	The Federal government is providing funding for more permanent housing solutions for populations in need. This use functions as multi-family residential uses intended to provide permanent housing as well as some supportive services in office or meeting room settings for the residents. Since this similar to other multifamily apartment/communities that offer gathering rooms and other amenities for their residents, this code provisions will clarify to distinguish these uses separately.	Approval w/ edits	Approval w/ edits
31	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-3</a>	Article III-Zoning	City-Wide	<a href="#">35-301</a>	Statement of Purpose	2-Beyond Editing/ Clarifying	Include community gardens and urban farms and to promote equity and community food security, and urban farming	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval w/ edits	Approval w/ edits
32	2021-0009	Internal	Board of Adjustment-Cat Hernandez	<a href="#">9-1</a>	Article V- Development Standards	City-Wide	<a href="#">35-510(a)(2-5)</a>	Bufferyards	2-Beyond Editing/ Clarifying	Change section for accessory structures "less than 200 sq ft in size" to "less than 300 sq ft in size "to be exempt from buffer regulations; add "BOA may reduce or eliminate the depth/composition of any required bufferyard upon findings of fact that support there request for the variance"; Replace "Major/Minor Arterial" to "Primary/Secondary Arterial" in Table 510-1; Add two new notes under Table 510-1 pertaining to commercial abutting industrial which already has already installed a bufferyard and adjoining street that has an easement.	To allow greater flexibility in how landscape bufferyards are established.	Approval	Approval
33	2021-0009	Internal	Board of Adjustment-Cat Hernandez	<a href="#">9-3</a>	Article III-Zoning	City-Wide	<a href="#">35-311(b)(2)</a>	Use Regulations	1-Editing/ Clarifying	Replace "General" to "Professional" in example for 35-311(b)(2)	To be consistent with the language outlined in the Use Matrix	Approval	Approval
34	2021-0010	Internal	Zoning Commission-Cat Hernandez	<a href="#">10-1</a>	Article III-Zoning	City-Wide	<a href="#">Table 311-1 Residential Use Matrix</a>	Use Regulations	1-Editing/ Clarifying	Remove LBCS columns from Table 311-1 Residential Use Matrix and Table 311-3 Nonresidential Use Matrix	To remove the reference to the Land Base Classification System, which is updated more frequently than the UDC.	Approval	Approval
35	2021-0010	Internal	Zoning Commission-Cat Hernandez	<a href="#">10-2</a>	Article III-Zoning	City-Wide	<a href="#">35-343.01(b)(8)(C-D)</a>	Major Amendments to IDZ Site Plans	2-Beyond Editing/ Clarifying	Add "any increases above 10% in the total floor area shown on the approved site plan" as a Major Amendment for all IDZ-1 and IDZ-2 and IDZ-3 less than or equal to 1 acre. Add "any increase above 30% in the total buildable area shown on the approved site plan" as a Major Amendment from all IDZ-2 and IDZ-3 greater than 1 acre	To allow some flexibility in site design and layout for approved IDZ Zoning Cases.	Approval w/ edits	Approval w/ edits

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36	2021-0010	Internal	Zoning Commission-Cat Hernandez	<a href="#">10-3</a>	Article III-Zoning	City-Wide	<a href="#">Table 311-2 Nonresidential Use Matrix</a>	Use Regulations	2-Beyond Editing/ Clarifying	Change Convenience Store (With Gasoline) from permitted use to specific use in C-2 Zoning in Table 311-2 Nonresidential Use Matrix	To require a specific use authorization for Gas Stations in the C-2 Commercial Zoning district	Denial	Denial
37	2021-0010	Internal	Zoning Commission-Cat Hernandez	<a href="#">10-4</a>	Article IV- Procedures	City-Wide	<a href="#">35-403(d)(4)B(iv)</a>	Notice Provisions	1-Editing/ Clarifying	Add language allowing request for zoning to be not be required to renotify if it is being amended to "decrease the density of single family district"	To avoid duplicate mailing costs when an applicant amends a single family zoning case to a zoning district that permits fewer single family units	Approval	Approval
38	2021-0010	Internal	Zoning Commission-Cat Hernandez	<a href="#">10-5</a>	Appendix A- Definition and Rules Interpretation	City-Wide	<a href="#">35-A101</a>	Comprehensive Land Use Category	1-Editing/ Clarifying	Add " additionally special districts shall be considered consistent with a designated land use category, provided that the permitted uses included in the request and/or site plan, are consistent with the uses and densities of the land use category" the comprehensive land use category definition	To clarify that for special zoning districts, the consistency with the adopted future land use plan will be based upon the specific requested uses and residential densities as described in the application or site plan. Please refer to RID 2019-006	Approval w/ edits	Approval w/ edits
39	2021-0013	External	MSJNA, HWMRNA, Roosevelt NA, and Villa Coronado NA - Theresa Ybanez	<a href="#">13-1</a>	Article III-Zoning	MPOD Properties	<a href="#">35-339.06(b)(1)</a>	"MPOD" Mission Protection Overlay Districts	2-Beyond Editing/ Clarifying	Increase MPOD boundaries radius from 1,500 feet to 2,500 feet	"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 SA Tomorrow plan and the community's goals."	Approval	Staff recommends Modification at Zoning Commission
40	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	<a href="#">14-8</a>	Article III-Zoning	City-Wide	<a href="#">35-343.01 (f)(1)</a>	Storm Water Management	2-Beyond Editing/ Clarifying	These amendments will ensure that abutting properties will be protected from stormwater runoff during local rain events.	These amendments will ensure that abutting properties will be protected from stormwater runoff during local rain events.	Approval w/ edits	Approval w/ edits
41	2021-0016	External	Tier One Neighborhood Coalition-Ray Morales	<a href="#">16-1</a>	Article III-Zoning	City-Wide	<a href="#">Table 310-1</a>	Lot & Building Dimensions	3-Detailed Discussion	Modify and provide a 25 foot, 1 1/2 story height limit for R-1, R-2, and R-3	To be consistent 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."	Approval w/ edits	Approval w/ edits
42	2021-0016	External	Tier One Neighborhood Coalition-Antonio Garcia	<a href="#">16-2</a>	Article III-Zoning	City-Wide	<a href="#">35-374.01(c )(1)</a>	Short Term Rentals	3-Detailed Discussion	Remove "face" from "block face" and remove "at least one (type 2) short term rental shall be permitted per block fac, regardless of density" from this section	It 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 (390 permits) outnumbers Type 1 (80 permits)	Approval w/ edits	Approval w/ edits
43	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	<a href="#">16-5</a>	Appendix A- Definition and Rules Interpretation	City-Wide	<a href="#">35-A101</a>	Half Story	3-Detailed Discussion	Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormer are not required, a sloping roof replacing opposing walls is required.	Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormer are not required, a sloping roof replacing opposing walls is required.	Approval w/ edits	Approval w/ edits
44	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	<a href="#">16-6</a>	Article IV- Procedures	City-Wide	<a href="#">35-409(a)</a>	Citizen Participation Plan	3-Detailed Discussion	Continuance and postponements are costly to the city and applicants. Continuance 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 changes. 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.	Continuance and postponements are costly to the city and applicants. Continuance 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 changes. 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.	Approval w/ edits	Approval w/ edits
45	2021-0016	External	Tier One Neighborhood Coalition-Cynthia Spielman	<a href="#">16-8</a>	Article IV- Procedures	City-Wide	<a href="#">Table 403-1</a>	Notice Provisions	3-Detailed Discussion	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.	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.	Approval w/ edits	Approval w/ edits
46	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	<a href="#">16-10</a>	Article IV- Procedures	City-Wide	<a href="#">35-408(a-b)</a>	Neighborhood Registration	3-Detailed Discussion	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	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	Approval w/ edits	Approval w/ edits

Proposed 2020/2021 UDC Amendments-Zoning Commission

Running Number	Group Submittal Number	Internal/ External	Submitting Agency/Person	Individual Amendment Number/ Applications & Revisions	Article/ Appendix	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Issue	PCTAC Recommendations	Staff Recommendations
47	2021-0016	External	Tier One Neighborhood Coalition-Mary Johnson	<a href="#">16-12</a>	Article III-Zoning	City-Wide	<a href="#">Table 310-1</a>	Lot & Building Dimensions	3-Detailed Discussion	To complete list of desired changes by 2019 RM MF Task force that were not include in approved amendments to UDC by task force in 2019. Revise section (A) zoning districts RM 4,5, & 6 section (L) height to 35' 2 1/2 and section (M) to 65% of lot area.	To prevent large impervious cover and keep size a scale in character of neighborhoods	Approval w/ edits	Approval w/ edits
48	2021-0016	External	Tier One Neighborhood Coalition-Cosima Colvin	<a href="#">16-13</a>	Appendix A- Definition and Rules Interpretation	Neighborhood Conservation Districts	<a href="#">35-A101</a>	Definitions	1-Editing/ Clarifying	Add a definition for a One-Over-One Light Division Window to Appendix A to clarify terminology in NCD Design Standards	Add a definition for a One-Over-One Light Division Window to Appendix A to clarify terminology in NCD Design Standards	Approval	Approval
49	2021-0018	Internal	Sustainability-Doug Melnick	<a href="#">18-7</a>	Article III-Zoning	City-Wide	<a href="#">35-398(b)</a>	Renewable Energy Systems	2-Beyond Editing/ Clarifying	Clarify language in existing solar array and add new language for additional solar typologies: rooftop solar (35-398 (c )) and solar canopies (35-398(d))	Clarify language in existing solar array and add new language for additional solar typologies: rooftop solar (35-398 (c )) and solar canopies (35-398(d))	Approval w/ edits	Approval w/ edits
50	2021-0019	External	San Antonio River Authority- Melissa Bryant	<a href="#">19-1</a>	Article III-Zoning	RIO Zoned Properties	<a href="#">35-399.07</a>	West Side Creeks Water Quality Protection Area	3-Detailed Discussion	To add a new code section to the UDC for 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	Approval	Staff recommends Modification at Zoning Commission
51	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	<a href="#">20-17</a>	Article III-Zoning	Historic Properties	<a href="#">35-338</a>	"RIO" River Improvement Overlay Districts	2-Beyond Editing/ Clarifying	Adding references to Woodlawn Lake Area as an eligible area for a RIO District per City Council Resolution 2018-12-13-0055R. Also adding clarification to the process by which a new RIO Development Node is reviews and recommended.	City Council Resolution 2018-12-13-0055R is intended to protect outward views from Woodlawn Lake Park. These related amendments provide enabling language for a future RIO district for Woodlawn Lake Park. No boundaries for a new zoning district nor any new regulations are proposed at this time.	Approval	Approval
52	2021-0021	Internal	Solid Waste Management Department - Audrey Zamora	<a href="#">21-1</a>	Article III-Zoning	City-Wide	<a href="#">35-344.02</a>	"PUD" Planned Unit Development Districts Established Subsequent to January 1, 2016.	2-Beyond Editing/ Clarifying	Updates "garbage" phrase to more current "solid waste"	This change reflects the current process which has been in place for multiple years as reflected in Chapter 14 of the city code.	Approval w/ edits	Approval w/ edits
53	2021-0022	Internal	Planning Department- Micah Diaz	<a href="#">22-10</a>	Article III-Zoning	City-Wide	<a href="#">35-335(c-d)</a>	NCD Ordinances	1-Editing/ Clarifying	Correcting and updating NCD adoption information, updating references to administrative department, and updating references to plan types	Correcting and updating NCD adoption information, updating references to administrative department, and updating references to plan types	Approval	Approval
54	2021-0022	Internal	Planning Department- Micah Diaz	<a href="#">22-11</a>	Article III-Zoning	City-Wide	<a href="#">35-343(a)(1)C2</a>	IDZ Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval
55	2021-0022	Internal	Planning Department- Micah Diaz	<a href="#">22-12</a>	Article III-Zoning	City-Wide	<a href="#">35-343.01(a)(1)C2</a>	IDZ Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval
56	2021-0022	Internal	Planning Department- Micah Diaz	<a href="#">22-13</a>	Article III-Zoning	City-Wide	<a href="#">35-357(e )(2)</a>	FBZD Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval
57	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	<a href="#">23-4</a>	Article III-Zoning	City-Wide	<a href="#">35-372(a)(f)</a>	Affordable Dwelling Units	2-Beyond Editing/ Clarifying	Replace "low income housing" to "affordable housing" and to replace "very low income housing" to "deeply affordable housing". Update the reference for GMA changing to NHSD which would be responsible for administering this section of code	City Council approved a new definition of affordable housing when they adopted the Strategic Housing Implementation Plan on December 16, 2021. The amendment	Approval	Approval
58	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	<a href="#">23-6</a>	Article III-Zoning	City-Wide	<a href="#">35-371(a)(2-3)</a>	Accessory Dwellings	2-Beyond Editing/ Clarifying	Updates to include removing requirements that the unit be connected to the electrical, water, and sewer system for the principal structure, removal of occupancy and bedroom limitations, expanding the size of the gross flow area of the unit to allow more flexibility, restricting the location of the ADDU within the rear yard, requiring parking only for ADUs over 800 sq ft gross floor area, and aligning the setback requirements with that of accessory structures.	The changes align the requirements for detached and attached ADUs.	Approval w/ edits	Approval w/ edits

Proposed 2020/2021 UDC Amendments-Zoning Commission

Running Number	Group Submittal Number	Internal/ External	Submitting Agency/Person	Individual Amendment Number/ Applications & Revisions	Article/ Appendix	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Issue	PCTAC Recommendations	Staff Recommendations
59	2021-0025	External	Hill Country Alliance - Dawn Davies	<a href="#">25-1</a>	Article III-Zoning	MLOD Zoned Properties	<a href="#">35-339.04</a>	Military Lighting Overlay Districts	3-Detailed Discussion	The amendment reflects current night-sky friendly lighting standards and minimum values as recommended by the International Dark-Sky Association, the Illuminating Engineering society, and International Commission on Illumination.	This will lower the maximum Correlated Color Temperature (CCT) allowed for lights in various zoning districts/roads.	Approval w/ edits	Approval w/ edits
60	2021-0026	External	D'Ette Cole	<a href="#">26-1</a>	Article III-Zoning	City-Wide	<a href="#">35-397</a>	Auto and Light Truck Repair and Motor Vehicle Sales	3-Detailed Discussion	"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."	This amendment will add a supplemental use regulation for "Gas Stations".	Approval w/ edits	Approval w/ edits
61	2021-0028	Internal	DEI Disability Access Office - Deborah Scharven	<a href="#">28-1</a>	Article III-Zoning	City-Wide	<a href="#">35-383 (d-f)</a>	Oversized Vehicles	1-Editing/ Clarifying	Change language to reflect proper terminology when referring to individuals with disabilities. Correcting city department office to "Disability Access Office Manager or designee". Update section to reference the Texas Transportation Code	Change language to reflect proper terminology when referring to individuals with disabilities. Correcting city department office to "Disability Access Office Manager or designee". Update section to reference the Texas Transportation Code	Approval	Approval
62	2021-0030	External	Brown & Ortiz - James McKnight	<a href="#">30-1</a>	Article III-Zoning	City-Wide	<a href="#">Table 311-2 Nonresidential Use Matrix</a>	Use Regulations	3-Detailed Discussion	Add the definition for "Human Services Campus" (HSC) and add a reference to that definition to Table 311-2	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.	Approval w/ edits	Staff recommends Modification at Zoning Commission

Total Number for Each Category-62

Category 1: 17  
Category 2: 31  
Category 3: 14

PCTAC Recommendations

Approval: 33  
Approval w/ Edits: 27  
Denial: 2

KEY

Category 1-Editing/Clarifying  
Category 2-Beyond Editing/Clarifying  
Category 3-Detailed Discussion