



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 xxxxxx, 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>R</u>	<u>R-</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>R-</u>	<u>R-</u>	<u>R-</u>	<u>RM</u>	<u>RM</u>	<u>RM</u>	<u>MF</u>	<u>MF</u>	<u>MF</u>	<u>MF</u>	<u>MF-</u>	<u>LBCS</u>
	<u>P</u>	<u>E</u>	<u>20</u>	<u>-15</u>	<u>-10</u>	<u>-8</u>	<u>6</u>	<u>5</u>	<u>4</u>	<u>-5</u>	<u>-4</u>	<u>-6</u>	<u>-18</u>	<u>-25</u>	<u>-33</u>	<u>-40</u>	<u>50/</u>	<u>FUNC</u>
																	<u>65</u>	
<u>Qualified Transitional 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 Update Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Stephen Versteeg Organization (if applicable): _____

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Signature: [Handwritten Signature] Date: 7/30/20
(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)

Clarification of the withdrawal time penalty for zoning cases. public

State clearly that a commission meeting is a duly advertised public meeting.

Clearly state the waivers only apply to the original applicant not a new applicant

Clarify the the evidence for relief must not be heresay, it must be written

UDC 2020 Proposed Amendment

Amendment 4-1

Applicant: Stephen Versteeg

Amendment Title – '35-421 Withdrawal of Zoning Application

Amendment Language:

35-421 (h) Subsequent Applications.

(1)

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

(2)

Withdrawal of Zoning Application.

A. Withdrawal without time penalty. An applicant may withdraw a zoning 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 rezoning application for the property whether by the original applicant or a new applicant.

B. Withdrawal with time penalty. An applicant may withdraw a zoning 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.

C. Waiver of time penalty in subsection B. above for resubmission. At the time of withdrawal of an application for rezoning the zoning 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 zoning 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.](#)

D. 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 zoning commission may elect to hear and consider such application prior to the expiration of the time penalty.

UDC 2020 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 28, 2022*****

Amendment 4-1

Applicant: Stephen Versteeg

Amendment Title – '35-421 Withdrawal of Zoning Application

Amendment Language:

35-421 (h) Subsequent Applications.

(1)

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

(2)

Withdrawal of Zoning Application.

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

B. Withdrawal with time penalty. An applicant may withdraw a zoning application after it has been called forward for discussion and staff has begun presentation [to 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.

C. Waiver of time penalty in subsection B. above for resubmission. At the time of withdrawal of an application for rezoning the zoning 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 zoning commission fails to approve such resubmission prior to continuing with the next agenda item the six-month submission limitation shall stand.

D. 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 zoning commission may elect to hear and consider such application prior to the expiration of the time penalty.



UDC Update Request Application

Part 1. Applicant Information

Name: Florence Diaz Organization (if applicable): DSD- Plan Review
Address: 1901 S. Alamo St.
Phone: (210) 207-1111 Email: florence.diaz@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Section 35-371(a) of the UDC to include the text "(excluding covered porches)" so that the area of roofed porches is excluded from the overall floor area of an accessory detached dwelling unit (ADDU).
Amend Section 35-371(b)(6) of the UDC to replace "pitch" with "type", remove "siding", replace "identical" with "similar", and add a commentary for explanation.

UDC 2021 Proposed Amendment

Amendment 5-1**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-371 – Accessory Dwellings.’**Amendment Language:****(a) Generally.**

- (5) The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area (excluding covered porches) in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district (excluding covered porches). This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) Accessory Detached Dwelling Units. Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- (2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.
- (3) An ADDU shall not contain more than one (1) bedroom.
- (4) Only one (1) accessory unit shall be permitted per lot.
- (5) Parking areas shall be located behind the front yard.
- (6) In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU shall have a roof ~~type-pitch, siding~~ and window proportions ~~similar-identical~~ to that of the principal residence.

Commentary: Examples of roof types for residential structures include, but are not limited to, gable roofs, hip roofs, shed roofs, and flat roofs. The roof type of an ADDU shall be similar to the roof type of the principal residence. For example, if the principal residence has a hip roof, then the ADDU shall also have a hip roof. If the principal residence has a combination of roof types, such as gable and hip, then the ADDU shall have one of the roof types or all roof types. The pitch of the roof on the ADDU does not need to be identical to the pitch of the roof of the principal residence.

Window proportion refers to the height to width ratio of a window. If the principal residence has a 2 to 1 window proportion, then the ADDU shall have a 2 to 1 window proportion in the front facade.

- (7) Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-1

Applicant: Development Services

Amendment Title – ‘Sec. 35-371 – Accessory Dwellings.’

Amendment Language:

(a) Generally.

- (5) The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area (excluding covered porches) in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district (excluding covered porches). This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) Accessory Detached Dwelling Units. Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- (2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.
- (3) An ADDU shall not contain more than one (1) bedroom.
- (4) Only one (1) accessory unit shall be permitted per lot.
- (5) Parking areas shall be located behind the front yard.
- (6) In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU shall have a roof ~~type-pitch, siding~~ and window proportions ~~similar-identical~~ to that of the principal residence.

Commentary The roof type of an ADDU shall be similar to the roof type of the principal residence. For example, if the principal residence has a hip roof, then the ADDU shall also have a hip roof. If the principal residence has a combination of roof types, such as gable and hip, then the ADDU shall have one of the roof types or all roof types. The pitch of the roof on the ADDU does not need to be identical to the pitch of the roof of the principal residence.

Window proportion refers to the height to width ratio of a window. If the principal residence has a 2 to 1 window proportion, then the ADDU shall have a 2 to 1 window proportion in the front facade.

- (7) Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet



UDC Update Request Application

Part 1. Applicant Information

Name: Crystal Gonzales Organization (if applicable): DSD- Plan Review

Address: 1901 S. Alamo

Phone: 210-207-4681 Email: crystal.gonzales2@sanantonio.gov

Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
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- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
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Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Slightly modify definition of quadraplex and triplex for ease of interpretation and consistency with one another.

UDC 2021 Proposed Amendment

Amendment 5-8**Applicant:** Development Services**Amendment Title** – ‘Definitions and Rules of Interpretation.’**Amendment Language:**

Dwelling, four-family (quadraplex). A detached structure (on a platted single lot) ~~house~~ with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than four (4) families, each living as an independent housekeeping unit.

Dwelling, three-family (triplex). A detached ~~structure-house~~ (on a platted single lot) with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than three (3) families, each living as an independent housekeeping unit.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-8

Applicant: Development Services

Amendment Title – ‘Definitions and Rules of Interpretation.’

Amendment Language:

Dwelling, four-family (quadraplex). A detached structure (on a platted single lot) ~~house~~ with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than four (4) families, each living as an independent housekeeping unit.

Dwelling, three-family (triplex). A detached structure~~house~~ (on a platted single lot) with common walls or common floor/ceiling between the units, designed for and occupied exclusively as the residence of not more than three (3) families, each living as an independent housekeeping unit.



UDC Update Request Application

Part 1. Applicant Information

Name: Michael Uresti Organization (if applicable): Development Services
Address: 1901 South Alamo St
Phone: 210-207-0155 Email: michael.uresti@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
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- 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)

Do not allow any oversized vehicles on any residential lot or parcel less than 1/2 acre, but on lots/parcels more than 1/2 acre, they are allowed if within 15 ft. of the property line.

UDC 2021 Proposed Amendment

Amendment 5-14**Applicant:** Development Services**Amendment Title** – ‘Sec.35-A101. - Definitions and Rules of Interpretation.’**Amendment Language:**

Restricted parking area: The area of a lot in a residential district where the parking of oversized vehicles, as defined in this chapter, is not allowed. For lots or parcels one-half acre or less in area, the restricted parking area includes the entire area of the lot. For lots or parcels greater than one-half acre in area, the restricted parking area includes the entire front yard, and areas of the side yard and back yard within 15 feet of the property line. ~~The area within the front yard of a lot within the parking of oversized vehicles is regulated. This area extends to a depth of fifteen (15) feet from the street curb or, if there is no curb, from the edge of the roadway whether paved or unpaved~~

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on May 9, 2022*****

Amendment 5-14

Applicant: Development Services

Amendment Title – ‘Sec.35-A101. - Definitions and Rules of Interpretation.’

Amendment Language:

Restricted parking area: The area of a lot in a residential district where the parking of oversized vehicles, as defined in this chapter, is not allowed. For lots or parcels one-half acre or less in area, the restricted parking area includes the entire area of the lot. For lots or parcels greater than one-half acre in area, the restricted parking area includes the entire front yard, and areas of the side yard and back yard within 15 feet of the property line. ~~The area within the front yard of a lot within the parking of oversized vehicles is regulated. This area extends to a depth of fifteen (15) feet from the street curb or, if there is no curb, from the edge of the roadway whether paved or unpaved~~



UDC Update Request Application

Part 1. Applicant Information

Name: Michael Uresti Organization (if applicable): Development Services
Address: 1901 South Alamo St
Phone: 210-207-0155 Email: michael.uresti@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
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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)

Add "Non-State Licensed Therapy Services (masseuses, massagers, etc.)" to the Home Occupation's 'Prohibited Uses' List.

UDC 2021 Proposed Amendment

Amendment 5-15**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-378. - Home Occupations.’**Amendment Language:**

(b) **Prohibited Uses.** The following uses are prohibited as home occupations:

- (1) Vehicle painting, service, or repair.
- (2) Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.
- (3) Animal hospitals, kennels, stables, hospitals, or obedience/training schools.
- (4) Restaurants, catering, or the preparation of food for resale, except for cottage foods and whole, non-cut produce as defined in this chapter.
- (5) Furniture repair or upholstering.
- (6) Teaching of music, art, dance, or exercise classes to more than two (2) students at any one time.
- [\(7\) Non-state licensed therapy services\(masseuses, massagers, etc.\)](#)

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-15

Applicant: Development Services

Amendment Title – ‘Sec. 35-378. - Home Occupations.’

Amendment Language:

(b) **Prohibited Uses.** The following uses are prohibited as home occupations:

- (1) Vehicle painting, service, or repair.
- (2) Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.
- (3) Animal hospitals, kennels, stables, hospitals, or obedience/training schools.
- (4) Restaurants, catering, or the preparation of food for resale, except for cottage foods and whole, non-cut produce as defined in this chapter.
- (5) Furniture repair or upholstering.
- (6) Teaching of music, art, dance, or exercise classes to more than two (2) students at any one time.
- (7) [Non-state licensed therapy services\(masseuses, massagers, etc.\)](#)



UDC Update Request Application

Part 1. Applicant Information

Name: Michael Uresti Organization (if applicable): Development Services
Address: 1901 South Alamo St
Phone: 210-207-0155 Email: michael.uresti@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
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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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- Modify procedures and standards for workability and administrative efficiency
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- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

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

UDC 2021 Proposed Amendment

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

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

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

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

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

- (1) The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any residential district, and in ~~of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD" districts. except as permitted in subsection (d) below:~~
- (2) For those residential lots over one-half of an acre in area, where parking of oversized vehicles is allowed on a portion of the lot, all oversized vehicles must be screened from adjacent residential properties with a solid screen fence at least 6 feet in height.

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

- (1) No Recreational Vehicle may be parked within 15 feet for the front curb;
- (2) Recreational vehicles parked within 15 feet of a side or rear property line must be screened from view with a solid screen fence at least 6 feet in height; and
- (3) Recreational Vehicles shall under no circumstances be utilized for habitation;
- (4) Recreational Vehicles may not be connected to water, sewer, or power service, except for trip preparation as defined in subsection (e) below.

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

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

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

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-16

Applicant: Development Services

Amendment Title – ‘Sec.35-A101. - Definitions and Rules of Interpretation.’

Amendment Language:

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

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

Amendment Language:

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

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

- (1) The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any residential district, and in ~~of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD" districts. except as permitted in subsection (d) below:~~
- (2) For those residential lots over one-half of an acre in area, where parking of oversized vehicles is allowed on a portion of the lot, all oversized vehicles must be screened from adjacent residential properties with a solid screen fence at least 6 feet in height.

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

- (1) No Recreational Vehicle may be parked within 15 feet from the front curb or the front yard;
- (2) Recreational vehicles parked within 15 feet of a side or rear property line must be screened from view with a solid screen fence at least 6 feet in height; and
- (3) Recreational Vehicles shall under no circumstances be utilized for habitation;
- (4) Recreational Vehicles may not be connected to water, sewer, or power service, except for trip preparation as defined in subsection (e) below.

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

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

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



UDC Update Request Application

Part 1. Applicant Information

Name: Daniel Hazlett Organization (if applicable): Development Services
Address: 1901 South Alamo Street San Antonio, Texas 78204
Phone: 2102078270 Email: daniel.hazlett@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/01/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

This amendment is intended to clarify the MPCD plan approval process and align it with the PUD process that was updated as part of the 2015 UDC amendment cycle. This amendment makes the similar processes consistent in the application, review, and approval process.

UDC 2021 Proposed Amendment

Amendment 5-18**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-345.01 - "MPCD" Master Planned Community Districts [adopted prior to January 1, 2023.](#)’**Amendment Language:**

The master planned community district is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses building and circulation systems.

Amendment Title –‘Sec. 35-345.02 - "MPCD" Master Planned Community Districts [established subsequent to after January 1, 2023.](#)’**Amendment Language:** N/A**Amendment Title** –‘[Sec . 35-345. - "MPCD" Master Planned Community Districts.](#)’**Amendment Language:**

[The master planned community district is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.](#)

(a) Uses.

- (1) [An "MPCD" may include both residential and commercial uses. In particular, all residential single-family \(including gated communities\) and multi-family uses; "O-1" and "O-2" office uses; and "NC," "C-1," "C-2," and "C-3" commercial uses as defined in this chapter, are specifically permitted in the "MPCD" zoning base district.](#)
- (2) [In addition, business park uses shall be permitted in an "MPCD" zoning base district, subject to the performance standards established in subsection \(l\) of this section, as follows:](#)
 - [Wholesaling,](#)
 - [Research and development,](#)
 - [Manufacturing,](#)
 - [Processing,](#)
 - [Fabrication, and assembly,](#)
 - [Testing,](#)
 - [Repair,](#)
 - [Servicing,](#)
 - [Storage,](#)
 - [Laboratory,](#)
 - [Warehousing,](#)
 - [Displaying, or](#)
 - [Distribution of goods, materials or products.](#)

- (3) Vehicular access to a business park use shall be permitted only from major thoroughfares as designated in the city's major thoroughfare plan.
- (4) The location of all land use categories shall be designated on the "MPCD" site plan as residential (single-family), attached residential (multi-family), office, commercial or light industry.
- (b) **Size.** An "MPCD" shall consist of at least twenty-five (25) contiguous acres.
- (c) **Initiation.** A proceeding for approval of a master planned community zoning district shall be initiated by filing an application with the director of development services. The application must meet the following minimum criteria:
- (1) The application shall include a site plan that is prepared to scale. The site plan must be drawn with dimensions and a graphic scale must be provided.
- (2) "MPCD" site plans shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to an "MPCD." The zoning ordinance shall provide that adherence to the "MPCD" site plan, or the amended "MPCD" site plan is required within the "MPCD" provided, however, that a rezoning shall not be required for the approval of a minor change to the "MPCD" site plan as defined in subsection (e)(3) of this section. The site plan shall include the proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, floodplains, and significant vegetation shall be noted.
- (3) If a master planned community is proposed outside of the city's zoning jurisdiction, but within the city's extraterritorial jurisdiction, then the property owner may submit a master site plan that conforms with the provisions contained within the section. In addition, the property owner upon submittal of the master site plan may designate such site plan as a master planned community site plan. If the property which is the subject of the master planned community site plan is subsequently annexed into the city's zoning jurisdiction, then the city shall initiate a rezoning application for the subject tract to rezone the property to "MPCD." The rezoning request and the previously approved master site plan with master planned community designation shall then be reviewed for approval pursuant to the procedures contained herein.
- (d) **Coordination with Independent School Districts.** A copy of the site plan shall be provided to the independent school district or districts in which the "MPCD" is proposed to be located. The applicant shall coordinate with the independent school district(s) in order to address the educational needs that may arise with the development of the "MPCD."
- (e) **Amendments to "MPCD" Master Site Plan.**
- (1) Alterations to a MPCD plan shall be classified as either minor or major amendments. Minor amendments may be approved by the development services director. Major amendments shall be considered by the zoning commission and city council following the same procedure required for the initial approval of the plan, including payment of the application fee. The following criteria shall be used to identify a major amendment:
- (2) A major amendment to an "MPCD" site plan shall include:
- A. Any increase in the total number of residential units for the entire "MPCD."
- B. Any increase in the total commercial acreage within the "MPCD."
- C. Any increase in the total industrial acreage within the "MPCD."
- D. Any increase in the cumulative traffic impacts of the entire "MPCD" upon outlying transportation infrastructure.
- E. Any increase in the total sewer capacity required for the "MPCD" as measured in equivalent dwelling units.
- F. Any increase in the total water capacity required for the "MPCD" as measured in equivalent dwelling units.
- G. Any decrease above ten (10) percent in the total open space acreage within the "MPCD."
- H. Any decrease in perimeter buffers between the "MPCD" and adjacent properties.

I. Any change in a proposed land use node from residential to an office, commercial or light industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

(3) Any other revision to an "MPCD" site plan not described in subsection (2), above, shall be deemed a minor change.

(f) Height and Yard Requirements.

(1) **Height Limitation.** The maximum height of structures shall be governed by the MPCD site plan, however uses subject to subsection (k)(1) of this section shall comply with the compatibility standards set forth in subsection (k).

(2) **Minimum Yard.** Single-family lots shall comply with the lot requirements of the zoning base district that requires a minimum lot square footage that is less than or equal to the lot square footage shown on the "MPCD" site plan. Multi-family, office and commercial shall comply with the setback requirements of the International Building Code.

(3) **Fences.** Along collector and arterial streets, fences within an "MPCD" may extend to a height of eight (8) feet subject to the clear vision area requirements of subsection 35-505(f) of this chapter.

(g) **Required Natural Buffer.** Unless the perimeter of the "MPCD" is bound by a street or roadway, any property located on the boundary of the "MPCD" shall maintain a twenty-foot natural buffer (trees, grass or other vegetation) when:

- The "MPCD" property, used (or proposed for use) for other than single-family purposes, abuts property outside the "MPCD" that is used (or is vacant and zoned) for single-family purposes; or
- The "MPCD" property, used (or proposed for use) for single-family purposes, abuts property outside the "MPCD" that is used (or is vacant and zoned) for other than single-family purposes.

(h) Infrastructure Requirements.

(1) Streets and Sidewalks.

A. Streets within an "MPCD" may be public or private.

B. The entrance to private streets may provide control access by gates or other means permitted by this chapter (see subsection 35-505(s)).

C. Alternative street and sidewalk standards may be applied within an "MPCD." In order to be applicable to a particular "MPCD" the alternative street and sidewalk standards must be submitted as part of the "MPCD" site plan and the site plan must be approved by the city council. For purposes of this subsection, an "alternative street and sidewalk standard" means a standard which varies from the requirements of subsection 35-506(d) of this chapter.

D. Whether public or private, streets and sidewalks shall conform to the transportation standards of this chapter, as applicable to streets, or alternative street and sidewalk standards" approved as part of an "MPCD" site plan.

(2) **Utilities.** All utility systems shall comply with the utilities standards (section 35-506) of this chapter.

(3) **Easements.** Publicly owned and/or maintained utilities shall be placed in public streets or easements which are a minimum of sixteen (16) feet in width unless a narrower width is approved by the applicable utility. Dead-end easements shall not be permitted unless a city approved vehicular turnaround is provided at the end of each such easement.

(i) **Open Space.** Each "MPDC" plan shall provide for a minimum amount of parks/open space as required by subsection (1) below. Open space shall include yards, as well as any parks or open space areas which conform to the parks/open space standards of this chapter. Up to twenty (20) percent of the total open space requirement may be met by including one-half (½) of any accessible and contiguous parkland, unimproved floodplain, cemetery, or other beneficial open area which has a reasonable expectancy of perpetuity.

- (1) **Open Space Percentages.** The minimum open space percentage requirements are as indicated in the table below. They are calculated by dividing the total open space within the MPCD boundary by the gross site area. The land use category shall be determined by the base zoning district. For "MPCDs" which include both residential and nonresidential uses, the required open space shall be calculated by multiplying the open space percentage times the area of each use and adding the products thus obtained.

<u>Land Use Category</u>	<u>Required Open Space (in percent)</u>
<u>Residential</u>	<u>35%</u>
<u>Nonresidential</u>	<u>20%</u>
<u>Mixed Use</u>	<u>20%</u>

- (2) **Reduction in Open Space.** At its discretion, the zoning commission may recommend a decrease in the amount of required open space within the "MPCD" when the "MPCD" plan includes amenities in accordance with Table 503-4 Parks Facilities Credit of article V. The parks and recreation department may make a recommendation to the zoning commission and such amenities shall be clearly identified on the "MPCD" plan and the amount of credit given for each one.
- (3) All open space areas, boundaries and credit shall be identified within the "MPCD" plan boundary.
- (j) **Parking Requirements.** Off-street parking and truck loading facilities shall be provided in accordance with parking standards of this chapter.
- (k) **Compatibility Standards.**
- (1) **Applicability.** This section applies to any use within an "MPCD" which abuts property on which a single-family residential use is located. In this section, a "single-family residential use" includes any single-family dwelling, duplex, triplex, fourplex, townhome, or residential condominium. The abutting property on which a "single-family residential use" which is established, or is to be used, as evidence by notation on the "MPCD" site plan, is referred to in this subsection (k) as a "single-family area."
- (2) **Height Limitations.** A structure subject to subsection (k)(1) of this section:
- A. Shall be located at least twenty-five (25) feet from a single-family area;
- B. Shall not exceed two (2) stories or thirty (30) feet in height if the structure is fifty (50) feet or less from a single-family area;
- C. May exceed two (2) stories or thirty (30) feet in height, but shall not exceed three (3) stories or forty (40) feet in height, if the structure is one hundred (100) feet or less from a single-family area.
- (3) **Increase in Height Limitations.** The height of a structure subject to subsection (k)(1) of this section may increase by:
- A. One (1) foot for each foot of distance from property that triggers the compatibility standards if the structure is at least one hundred (100) feet but not more than three hundred (300) feet from an abutting tract which is used or is to be used, as evidenced by a notation on the "MPCD" site plan, for single-family residential purposes, and the increased height is permitted by in an "MPCD"; or
- B. One (1) foot for each four (4) feet of distance from property that triggers the compatibility standards if the structure is at least three hundred (300) feet, but not more than five hundred forty (540) feet, from property in an abutting tract which is being used or is to be used, as evidence by

notation on the "MPCD" site plan, for single-family residential purposes; and the increased height is permitted by the applicable zoning district regulation.

(4) Scale and Clustering Requirements. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

- Avoiding the use of a continuous or unbroken wall plane; and
- Using an architectural feature or element that creates a variety of scale relationships, creates the appearance of a residential structure, or is consistent with the exterior form and materials of a structure on an adjoining property; and
- Using similar materials for all buildings within the designated land use category; and
- Using a design technique or element that creates a building scale which does not exceed single-family residential uses within the "MPCD," prevents the construction of a structure in close proximity to a single-family residence zoning district that is significantly more massive than a structure in a single-family residence zoning district; and allows the construction of a structure, including a multi-family structure, that exhibits a scale and massing that is consistent with a single-family residential use.

Except where the "MPCD" site plan specifically provides otherwise, the first block of buildings subject to this subsection must be clustered in a group that is not more than fifty (50) feet wide, as measured along the side of the buildings that are most parallel to the property line of the site. The depth of the first tier of buildings described under subsection (B) may not exceed:

- Two (2) units; or
- Sixty (60) feet.

A building must be at least ten (10) feet apart from another building, as measured from wall face to wall face.

(5) Screening Requirements. Buildings shall be screened from the view of adjacent property single-family land use category if the use for the building to be constructed is intended for off-street parking, the placement of mechanical equipment, storage, refuse collection or any business park use. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six (6) feet, except as provided within this chapter. The owner must maintain a fence, berm, or vegetation provided under this section.

(6) Design Regulations.

A. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property which is being utilized for single-family residential purposes.

B. The noise level of mechanical equipment may not exceed seventy (70) db at the propertyline.

C. A permanently placed refuse receptacle, including a dumpster, shall not be located within twenty (20) feet of a single-family land use area.

D. A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven (6) to a rise of twelve (12), may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

E. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed fifty (50) feet or less from a single-family area.

(l) Business Park Uses Performance Standards. In addition to this section's compatibility standards, set out in subsection (k) immediately above, business park uses shall conform to performance standards as follows:

- (1) **Air Pollution.** All uses within a business park district shall operate in compliance with the most current revision of the regulations of the Texas Air Control Board pertaining to the control of air pollution. The city hereby adopts by reference these regulations, a copy of which is on file in the offices of the city clerk and the department of planning and development services.
- (2) **Noise.** All uses shall comply with the provisions of chapter 21, article III of the City Code, Noise, and shall not create a noise nuisance as defined in said article III of chapter 21.

- (3) **Glare and Heat.** No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this chapter. There shall be no emission or transmission of heat or heated air so as to be discernible at the boundary of the lot line.
- (4) **Vibration.** All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the business park district.
- (5) **Noxious Odors.** The emission of any odors which are discernible without the aid of instruments shall be prohibited beyond the boundaries of the business park district.
- (6) **Toxic and Liquid Wastes.** The discharge of any toxic or liquid waste material into any outdoor watercourse or drainageway shall be prohibited.
- (7) **Fire and Explosion.** All activities and all storage of flammable and explosive materials shall be provided with adequate safety and fire fighting devices in accordance with the Uniform Fire Code as adopted by the city. The storage of petroleum and other flammable products is permitted only as an incidental use and is prohibited in aboveground tanks.
- (8) **Radioactivity.** No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.
- (9) **Electromagnetic Radiation.** No operation shall be conducted which shall adversely effect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.
- (10) **Outside Storage.** Outside storage shall be enclosed within a solid masonry wall or solid heavy timber fence (two (2) inches thick or greater) so as to completely screen all operations conducted within such wall from observation outside the business park district. The wall shall be at least six (6) feet, but not more than twelve (12) feet in height. No storage shall be higher than the height of the screening which shall be maintained in a safe and sightly condition at all times.
- (11) **Other Structures.** Structures other than buildings which are visible from view outside of the business park district shall be screened by plantings, landscaping, and/or a solid wall/fence at least six (6) feet in height.

Upon application for a certificate of occupancy for any use in a business park district, the director of planning and development services may require such evidence as may be necessary to determine whether or not the proposed use will conform to the performance standards set forth above in this section. The director of planning and development services shall provide verification of the proposed use(s) upon request from the director of planning and development services.

- (m) **Rezoning of Property Within an "MPCD."** No property within the boundaries of an "MPCD" may be rezoned unless and until the "MPCD" site plan is amended pursuant to the provisions contained herein. In particular, any such amendment or rezoning application must be justified in terms of impact to utility infrastructure, roadway infrastructure and goals and purposes of the original master planned community.
- (n) **Development of an "MPCD" Within the City's Extraterritorial Jurisdiction.** An "MPCD" may be developed within the city's extraterritorial jurisdiction provided that the "MPCD" is developed pursuant to an approved master site plan as provided in section 35-412 of this chapter and the "MPCD" is designated as such on the master site plan. The permanent zoning of any "MPCD," that is initially located within the extraterritorial jurisdiction and later becomes part of an annexation, shall be consistent with the "MPCD" master plan governing the "MPCD" as provided in section 35-307 of this chapter.
- (o) **Copy of "MPCD" Shall be Made Available to the Public.** The developer or landowner of an approved "MPCD" shall maintain a copy of the "MPCD" site plan within sales office(s) located within the "MPCD." The site plan shall be displayed in a prominent location within the office so that it is easily viewable by the public. In addition copies of the site plan shall be made available to members of the public upon request. This requirement shall continue until all single-family residential property within the "MPCD" is developed.

(p) Rights Granted or Recognized by V.T.C.A. Local Government Code Ch. 245 and Ordinance No. 86715 Shall Benefit an Approved "MPCD."

- (1) It is hereby found and determined that V.T.C.A. Local Government Code Ch. 245 and City of San Antonio Ordinance No. 86715, passed and approved September 25, 1997 are applicable to an "MPCD" site plan which complies with this section. An "MPCD" site plan shall enjoy the protection afforded by the aforementioned provisions of state and municipal law any exception in such laws to zoning notwithstanding.
- (2) In each instance when an "MPCD" site plan obtains final approval from city council the director of planning and development services shall change the zoning records and maps in accordance with the provisions of the ordinance approving a master plan community.
- (3) Thereafter, staff review of subdivision plat applications, building permit applications or other permit applications necessary for the development of the "MPCD" shall be reviewed in context of the "MPCD" site plan. Should there be a conflict between the requirements of the City Code (excluding the city building code) and the particular "MPCD" site plan as to landscaping, buffering, open space or any other matter addressed in the "MPCD" site plans, the "MPCD" site plan shall control.

(Ord. No. 95236 § 1) (Ord. No. 98697 § 1, 4 and 6) (Ord. No. 2008-04-03-0266, § 2, 4-3-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-11-18-0985, § 2, 11-18-10; Ord. No. 2015-12-17-1077, § 2, 12-17-15)

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-18

Applicant: Development Services

Amendment Title – ‘Sec. 35-345.01 - "MPCD" Master Planned Community Districts [adopted prior to January 1, 2023.](#)’

Amendment Language:

The master planned community district is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses building and circulation systems.

Amendment Title –‘Sec. 35-345.02 - "MPCD" Master Planned Community Districts [established subsequent to January 1, 2023.](#)’

Amendment Language: N/A

Amendment Title –‘[Sec . 35-345. - "MPCD" Master Planned Community Districts.](#)’

Amendment Language:

[The master planned community district is a special district established to encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.](#)

(a) Uses.

- (1) [An "MPCD" may include both residential and commercial uses. In particular, all residential single-family \(including gated communities\) and multi-family uses; "O-1" and "O-2" office uses; and "NC," "C-1," "C-2," and "C-3" commercial uses as defined in this chapter, are specifically permitted in the "MPCD" zoning base district.](#)
- (2) [In addition, business park uses shall be permitted in an "MPCD" zoning base district, subject to the performance standards established in subsection \(l\) of this section, as follows:](#)
 - [Wholesaling,](#)
 - [Research and development,](#)
 - [Manufacturing,](#)
 - [Processing,](#)
 - [Fabrication, and assembly,](#)
 - [Testing,](#)
 - [Repair,](#)
 - [Servicing,](#)
 - [Storage,](#)
 - [Laboratory,](#)
 - [Warehousing,](#)
 - [Displaying, or](#)
 - [Distribution of goods, materials or products.](#)

- (3) Vehicular access to a business park use shall be permitted only from a freeway, arterial, principal arterial, or non-residential collector street.
- (4) The location of all land use categories shall be designated on the "MPCD" site plan as residential (single-family), attached residential (multi-family), office, commercial or light industry.
- (b) **Size.** An "MPCD" shall consist of at least twenty-five (25) contiguous acres.
- (c) **Initiation.** A proceeding for approval of a master planned community zoning district shall be initiated by filing an application with the director of development services. The application must meet the following minimum criteria:
- (1) The application shall include a site plan that is prepared to scale. The site plan must be drawn with dimensions and a graphic scale must be provided.
- (2) "MPCD" site plans shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to an "MPCD." The zoning ordinance shall provide that adherence to the "MPCD" site plan, or the amended "MPCD" site plan is required within the "MPCD" provided, however, that a rezoning shall not be required for the approval of a minor change to the "MPCD" site plan as defined in subsection (e)(3) of this section. The site plan shall include the proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included.
- (3) If a master planned community is proposed outside of the city's zoning jurisdiction, but within the city's extraterritorial jurisdiction, then the property owner may submit a master site plan that conforms with the provisions contained within this section. In addition, the property owner upon submittal of the master site plan may designate such site plan as a master planned community site plan. If the property which is the subject of the master planned community site plan is subsequently annexed into the city's zoning jurisdiction, then the city shall initiate a rezoning application for the subject tract to rezone the property to "MPCD." The rezoning request and the previously approved master site plan with master planned community designation shall then be reviewed for approval pursuant to the procedures contained herein.
- (d) **Coordination with Independent School Districts.** A copy of the site plan shall be provided to the independent school district or districts in which the "MPCD" is proposed to be located. The applicant shall coordinate with the independent school district(s) in order to address the educational needs that may arise with the development of the "MPCD."
- (e) **Amendments to "MPCD" Master Site Plan.**
- (1) Alterations to a MPCD plan shall be classified as either minor or major amendments. Minor amendments may be approved by the development services director. Major amendments shall be considered by the zoning commission and city council following the same procedure required for the initial approval of the plan, including payment of the application fee. The following criteria shall be used to identify a major amendment:
- (2) A major amendment to an "MPCD" site plan shall include:
- A. Any increase in the total number of residential units for the entire "MPCD."
- B. Any increase in the total commercial acreage within the "MPCD."
- C. Any increase in the total industrial acreage within the "MPCD."
- D. Any increase in the cumulative traffic impacts of the entire "MPCD" upon outlying transportation infrastructure.
- E. Any increase in the total sewer capacity required for the "MPCD" as measured in equivalent dwelling units.
- F. Any increase in the total water capacity required for the "MPCD" as measured in equivalent dwelling units.
- G. Any decrease above ten (10) percent in the total open space acreage within the "MPCD."
- H. Any decrease in perimeter buffers between the "MPCD" and adjacent properties.

I. Any change in a proposed land use node from residential to an office, commercial or light industrial use, if the property where the proposed change is to occur abuts existing property in which the principal use is a single-family residence.

(3) Any other revision to an "MPCD" site plan not described in subsection (2), above, shall be deemed a minor change.

(f) Height and Yard Requirements.

(1) **Height Limitation.** The maximum height of structures shall be governed by the MPCD site plan, however uses subject to subsection (k)(1) of this section shall comply with the compatibility standards set forth in subsection (k).

(2) **Minimum Yard.** Single-family lots shall comply with the lot requirements of the base zoning district that requires a minimum lot square footage that is less than or equal to the lot square footage shown on the "MPCD" site plan. Multi-family, office and commercial shall comply with the setback requirements of the International Building Code.

(3) **Fences.** Along collector and arterial streets, fences within an "MPCD" may extend to a height of eight (8) feet subject to the clear vision area requirements of subsection 35-505(f) of this chapter.

(g) **Required Natural Buffer.** Unless the perimeter of the "MPCD" is bound by a street or roadway, any property located on the boundary of the "MPCD" shall maintain a twenty-foot natural buffer (trees, grass or other vegetation) when:

- The "MPCD" property, used (or proposed for use) for other than single-family purposes, abuts property outside the "MPCD" that is used (or is vacant and zoned) for single-family purposes; or
- The "MPCD" property, used (or proposed for use) for single-family purposes, abuts property outside the "MPCD" that is used (or is vacant and zoned) for other than single-family purposes.

(h) Infrastructure Requirements.

(1) Streets and Sidewalks.

A. Streets within an "MPCD" may be public or private.

B. The entrance to private streets may provide controlled access by gates or other means permitted by this chapter (see subsection 35-505(s)).

C. Alternative street and sidewalk standards may be applied within an "MPCD." In order to be applicable to a particular "MPCD" the alternative street and sidewalk standards must be submitted as part of the "MPCD" site plan and the site plan must be approved by the city council. For purposes of this subsection, an "alternative street and sidewalk standard" means a standard which varies from the requirements of subsection 35-506(d) of this chapter.

D. Whether public or private, streets and sidewalks shall conform to the transportation standards of this chapter, as applicable to streets, or alternative street and sidewalk standards" approved as part of an "MPCD" site plan.

(2) **Utilities.** All utility systems shall comply with the utilities standards (section 35-506) of this chapter.

(3) **Easements.** Publicly owned and/or maintained utilities shall be placed in public streets or easements which are a minimum of sixteen (16) feet in width unless a narrower width is approved by the applicable utility. Dead-end easements shall not be permitted unless a city approved vehicular turnaround is provided at the end of each such easement.

(i) **Open Space.** Each "MPCD" plan shall provide for a minimum amount of parks/open space as required by subsection (1) below. Open space shall include yards, as well as any parks or open space areas which conform to the parks/open space standards of this chapter. Up to twenty (20) percent of the total open space requirement may be met by including one-half (½) of any accessible and contiguous parkland, unimproved floodplain, cemetery, or other beneficial open area which has a reasonable expectancy of perpetuity.

- (1) **Open Space Percentages.** The minimum open space percentage requirements are as indicated in the table below. They are calculated by dividing the total open space within the MPCD boundary by the gross site area. The land use category shall be determined by the base zoning district. For "MPCDs" which include both residential and nonresidential uses, the required open space shall be calculated by multiplying the open space percentage times the area of each use and adding the products thus obtained.

<u>Land Use Category</u>	<u>Required Open Space (in percent)</u>
<u>Residential</u>	<u>35%</u>
<u>Nonresidential</u>	<u>20%</u>
<u>Mixed Use</u>	<u>20%</u>

- (2) **Reduction in Open Space.** At its discretion, the zoning commission may recommend a decrease in the amount of required open space within the "MPCD" when the "MPCD" plan includes amenities in accordance with Table 503-4 Parks Facilities Credit of article V. The parks and recreation department may make a recommendation to the zoning commission and such amenities shall be clearly identified on the "MPCD" plan and the amount of credit given for each one.
- (3) All open space areas, boundaries and credit shall be identified within the "MPCD" plan boundary.
- (j) **Parking Requirements.** Off-street parking and truck loading facilities shall be provided in accordance with parking standards of this chapter.
- (k) **Compatibility Standards.**
- (1) **Applicability.** This section applies to any use within an "MPCD" which abuts property on which a single-family residential use is located. In this section, a "single-family residential use" includes any single-family dwelling, duplex, triplex, fourplex, townhome, or residential condominium. The abutting property on which a "single-family residential use" which is established, or is to be used, as evidence by notation on the "MPCD" site plan, is referred to in this subsection (k) as a "single-family area."
- (2) **Height Limitations.** A structure subject to subsection (k)(1) of this section:
- A. Shall be located at least twenty-five (25) feet from a single-family area;
- B. Shall not exceed two (2) stories or thirty (30) feet in height if the structure is fifty (50) feet or less from a single-family area;
- C. May exceed two (2) stories or thirty (30) feet in height, but shall not exceed three (3) stories or forty (40) feet in height, if the structure is one hundred (100) feet or less from a single-family area.
- (3) **Increase in Height Limitations.** The height of a structure subject to subsection (k)(1) of this section may increase by:
- A. One (1) foot for each foot of distance from property that triggers the compatibility standards if the structure is at least one hundred (100) feet but not more than three hundred (300) feet from an abutting tract which is used or is to be used, as evidenced by a notation on the "MPCD" site plan, for single-family residential purposes, and the increased height is permitted by in an "MPCD"; or
- B. One (1) foot for each four (4) feet of distance from property that triggers the compatibility standards if the structure is at least three hundred (300) feet, but not more than five hundred forty (540) feet, from property in an abutting tract which is being used or is to be used, as evidence by

notation on the "MPCD" site plan, for single-family residential purposes; and the increased height is permitted by the applicable zoning district regulation.

(4) Scale and Clustering Requirements. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

- Avoiding the use of a continuous or unbroken wall plane; and
- Using an architectural feature or element that creates a variety of scale relationships, creates the appearance of a residential structure, or is consistent with the exterior form and materials of a structure on an adjoining property; and
- Using similar materials for all buildings within the designated land use category; and
- Using a design technique or element that creates a building scale which does not exceed single-family residential uses within the "MPCD," prevents the construction of a structure in close proximity to a single-family residence zoning district that is significantly more massive than a structure in a single-family residence zoning district; and allows the construction of a structure, including a multi-family structure, that exhibits a scale and massing that is consistent with a single-family residential use.

Except where the "MPCD" site plan specifically provides otherwise, the first block of buildings subject to this subsection must be clustered in a group that is not more than fifty (50) feet wide, as measured along the side of the buildings that are most parallel to the property line of the site. The depth of the first tier of buildings described under subsection (B) may not exceed:

- Two (2) units; or
- Sixty (60) feet.

A building must be at least ten (10) feet apart from another building, as measured from wall face to wall face.

(5) Screening Requirements. Buildings shall be screened from the view of adjacent property with single-family land use category if the use for the building to be constructed is intended for off-street parking, the placement of mechanical equipment, storage, refuse collection or any business park use. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six (6) feet, except as provided within this chapter. The owner must maintain a fence, berm, or vegetation provided under this section.

(6) Design Regulations.

A. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property which is being utilized for single-family residential purposes.

B. The noise level of mechanical equipment may not exceed seventy (70) db at the propertyline.

C. A permanently placed refuse receptacle, including a dumpster, shall not be located within twenty (20) feet of a single-family land use area.

D. A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven (6) to a rise of twelve (12), may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

E. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed fifty (50) feet or less from a single-family area.

(l) Business Park Uses Performance Standards. In addition to this section's compatibility standards, set out in subsection (k) immediately above, business park uses shall conform to performance standards as follows:

- (1) **Air Pollution.** All uses within a business park district shall operate in compliance with the most current revision of the regulations of the Texas Air Control Board pertaining to the control of air pollution. The city hereby adopts by reference these regulations, a copy of which is on file in the offices of the city clerk and the department of planning and development services.
- (2) **Noise.** All uses shall comply with the provisions of chapter 21, article III of the City Code, Noise, and shall not create a noise nuisance as defined in said article III of chapter 21.

- (3) **Glare and Heat.** No direct or sky-reflected glare so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting of parking areas otherwise permitted by this chapter. There shall be no emission or transmission of heat or heated air so as to be discernible at the boundary of the lot line.
- (4) **Vibration.** All machines shall be so mounted as to minimize vibration and no vibration shall be produced which is discernible without the aid of instruments at the boundary of the business park district.
- (5) **Noxious Odors.** The emission of any odors which are discernible without the aid of instruments shall be prohibited beyond the boundaries of the business park district.
- (6) **Toxic and Liquid Wastes.** The discharge of any toxic or liquid waste material into any outdoor watercourse or drainageway shall be prohibited.
- (7) **Fire and Explosion.** All activities and all storage of flammable and explosive materials shall be provided with adequate safety and fire fighting devices in accordance with the Uniform Fire Code as adopted by the city. The storage of petroleum and other flammable products is permitted only as an incidental use and is prohibited in aboveground tanks.
- (8) **Radioactivity.** No operation shall cause radioactivity at any lot line in violation of the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20 of the Code of Federal Regulations, and all applicable regulations of the State of Texas.
- (9) **Electromagnetic Radiation.** No operation shall be conducted which shall adversely effect the performance of electromagnetic radiators or receptors other than those of the creator of the radiation.
- (10) **Outside Storage.** Outside storage shall be enclosed within a solid masonry wall or solid heavy timber fence (two (2) inches thick or greater) so as to completely screen all operations conducted within such wall from observation outside the business park district. The wall shall be at least six (6) feet, but not more than twelve (12) feet in height. No storage shall be higher than the height of the screening which shall be maintained in a safe and sightly condition at all times.
- (11) **Other Structures.** Structures other than buildings which are visible from view outside of the business park district shall be screened by plantings, landscaping, and/or a solid wall/fence at least six (6) feet in height.

Upon application for a certificate of occupancy for any use in a business park district, the director of planning and development services may require such evidence as may be necessary to determine whether or not the proposed use will conform to the performance standards set forth above in this section. The director of planning and development services shall provide verification of the proposed use(s) upon request from the director of planning and development services.

- (m) **Rezoning of Property Within an "MPCD."** No property within the boundaries of an "MPCD" may be rezoned unless and until the "MPCD" site plan is amended pursuant to the provisions contained herein. In particular, any such amendment or rezoning application must be justified in terms of impact to utility infrastructure, roadway infrastructure and goals and purposes of the original master planned community.
- (n) **Development of an "MPCD" Within the City's Extraterritorial Jurisdiction.** An "MPCD" may be developed within the city's extraterritorial jurisdiction provided that the "MPCD" is developed pursuant to an approved master site plan as provided in section 35-412 of this chapter and the "MPCD" is designated as such on the master site plan. The permanent zoning of any "MPCD," that is initially located within the extraterritorial jurisdiction and later becomes part of an annexation, shall be consistent with the "MPCD" master plan governing the "MPCD" as provided in section 35-307 of this chapter.
- (o) **Copy of "MPCD" Shall be Made Available to the Public.** The developer or landowner of an approved "MPCD" shall maintain a copy of the "MPCD" site plan within sales office(s) located within the "MPCD." The site plan shall be displayed in a prominent location within the office so that it is easily viewable by the public. In addition copies of the site plan shall be made available to members of the public upon request. This requirement shall continue until all single-family residential property within the "MPCD" is developed.

(p) Rights Granted or Recognized by V.T.C.A. Local Government Code Ch. 245 and Ordinance No. 86715 Shall Benefit an Approved "MPCD."

- (1) It is hereby found and determined that V.T.C.A. Local Government Code Ch. 245 and City of San Antonio Ordinance No. 86715, passed and approved September 25, 1997 are applicable to an "MPCD" site plan which complies with this section. An "MPCD" site plan shall enjoy the protection afforded by the aforementioned provisions of state and municipal law any exception in such laws to zoning notwithstanding.
- (2) In each instance when an "MPCD" site plan obtains final approval from city council the director of planning and development services shall change the zoning records and maps in accordance with the provisions of the ordinance approving a master plan community.
- (3) Thereafter, staff review of subdivision plat applications, building permit applications or other permit applications necessary for the development of the "MPCD" shall be reviewed in context of the "MPCD" site plan. Should there be a conflict between the requirements of the City Code (excluding the city building code) and the particular "MPCD" site plan as to landscaping, buffering, open space or any other matter addressed in the "MPCD" site plans, the "MPCD" site plan shall control.

(Ord. No. 95236 § 1) (Ord. No. 98697 § 1, 4 and 6) (Ord. No. 2008-04-03-0266, § 2, 4-3-08) (Ord. No. 2009-01-15-0001, § 2, 1-15-09) (Ord. No. 2010-11-18-0985, § 2, 11-18-10; Ord. No. 2015-12-17-1077, § 2, 12-17-15)



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 2017-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Section 35-399.01 to remove "One Operator Beauty Shops and Barber Shops" from Authorized Special Exceptions.
Update Section 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."
The Board of Adjustment has not denied any special exception requests for a one operator beauty of barbershop.

UDC 2021 Proposed Amendment

Amendment 5-23**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-378. - Home Occupations.’**Amendment Language:**(b) **Prohibited Uses.** The following uses are prohibited as home occupations:

- (2) ~~Barber and beauty shops with more than one salon station at any one time. Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.~~

Amendment Title – ‘DIVISION 8. - AUTHORIZED SPECIAL EXCEPTIONS’**Amendment Language:**

A special exception may be granted for the following uses subject to the conditions specified. The granting of any special exception may be revoked if the conditions specified for each special exception are not maintained at all times.

Sec. 35-399.01. – ~~RESERVED One Operator Beauty Shops and Barber Shops.~~

~~Beauty shops and barber shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions and restrictions:~~

- ~~(a) A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the beauty shop or barber shop is to be located shall be submitted.~~
- ~~(b) The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the beauty shop or barber shop shall be permitted.~~
- ~~(c) Signs advertising the beauty shop or barber shop are not permitted, but a name plate not exceeding one (1) square foot is permitted when attached flat to the main structure.~~
- ~~(d) The beauty shop or barber shop shall be located within the main structure on the lot and shall not utilize more than twenty five (25) percent of the gross floor area of the first floor. In the case of a beauty shop in a duplex, the twenty five (25) percent gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a beauty shop in an apartment unit the board of adjustment shall determine the area to be used for said operation.~~
- ~~(e) The beauty shop or barber shop shall be limited to a one (1) operator shop.~~
- ~~(f) No person not residing on the premises may be employed in the operation of the beauty shop or barber shop.~~
- ~~(g) Hours of operation shall be regulated by the board of adjustment and shall be specified in the minutes of the case.~~
- ~~(h) That such use will not be contrary to the public interest.~~
- ~~(i) Granting of the permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed four (4) years and only after notice and hearings as provided in this chapter for appeals to the board of adjustment. Applications for subsequent permits must be submitted prior to the expiration of the previous permit.~~

~~(Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2010-11-18-0985, § 2, 11-18-10)~~

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-23

Applicant: Development Services

Amendment Title – ‘Sec. 35-378. - Home Occupations.’

Amendment Language:

(b) **Prohibited Uses.** The following uses are prohibited as home occupations:

- (2) ~~Barber and beauty shops with more than one salon station at any one time. Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.~~

Amendment Title – ‘DIVISION 8. - AUTHORIZED SPECIAL EXCEPTIONS’

Amendment Language:

A special exception may be granted for the following uses subject to the conditions specified. The granting of any special exception may be revoked if the conditions specified for each special exception are not maintained at all times.

Sec. 35-399.01. – ~~RESERVED One Operator Beauty Shops and Barber Shops.~~

~~Beauty shops and barber shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions and restrictions:~~

- ~~(a) A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the beauty shop or barber shop is to be located shall be submitted.~~
- ~~(b) The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the beauty shop or barber shop shall be permitted.~~
- ~~(c) Signs advertising the beauty shop or barber shop are not permitted, but a name plate not exceeding one (1) square foot is permitted when attached flat to the main structure.~~
- ~~(d) The beauty shop or barber shop shall be located within the main structure on the lot and shall not utilize more than twenty five (25) percent of the gross floor area of the first floor. In the case of a beauty shop in a duplex, the twenty five (25) percent gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a beauty shop in an apartment unit the board of adjustment shall determine the area to be used for said operation.~~
- ~~(e) The beauty shop or barber shop shall be limited to a one (1) operator shop.~~
- ~~(f) No person not residing on the premises may be employed in the operation of the beauty shop or barber shop.~~
- ~~(g) Hours of operation shall be regulated by the board of adjustment and shall be specified in the minutes of the case.~~
- ~~(h) That such use will not be contrary to the public interest.~~
- ~~(i) Granting of the permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed four (4) years and only after notice and hearings as provided in this chapter for appeals to the board of adjustment. Applications for subsequent permits must be submitted prior to the expiration of the previous permit.~~

~~(Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2010-11-18-0985, § 2, 11-18-10)~~



UDC Update Request Application

Part 1. Applicant Information

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

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

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

UDC 2021 Proposed Amendment

Amendment 5-24

Applicant: Development Services

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

Amendment Language:

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

(b) **Townhouse Development.**

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

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-24

Applicant: Development Services

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

Amendment Language:

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

(b) Townhouse Development.

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



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

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.

UDC 2021 Proposed Amendment

Amendment 5-25

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. –Definitions and Rules of Interpretation.’

Amendment Language:

Child Care Facility: A facility that provides care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, but which occurs within the operators own home for ~~all or~~ part of the twenty-four-hour day, whether or not the facility is operated for profit or charges for the services it offers.

~~**Child Care Institution (Basic):** A child care facility licensed by the Texas Department of Human Services which provides care for more than twelve (12) children for twenty-four (24) hours a day. A basic child care institution does not include a twenty-four-hour-a-day program offered by a specialized child care institution.~~

~~**Child care institution (specialized).** A child care facility licensed by the Texas Department of Human services which provides specialized care for more than twelve (12) children for twenty-four (24) hours a day. Specialized child care institutions include residential treatment centers, emergency shelters, halfway houses, therapeutic camps, and institutions serving mentally retarded children as classified and regulated by the Texas Department of Human services.~~

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LCBS FUNCTION	LCBS STRUCTURE
Childcare Daycare Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Child Care, Licensed Child Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	

Child-Care-Registered Child-Care Home	S	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S	P	6562	
Child-Care Institution (Basic)	S	S	S	S	S	S		S		S	S	S	S	S	S	S	S	P	P	6564	

<u>Child Care Facility (1-6 Children)</u>	<u>P</u>	<u>6562</u>																			
<u>Child Care Facility (7-12 Children)</u>	<u>S</u>	<u>6562</u>																			

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-25

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. –Definitions and Rules of Interpretation.’

Amendment Language:

Child Care Facility: A facility that provides care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, but which occurs within the operators own home for ~~all or~~ part of the twenty-four-hour day, whether or not the facility is operated for profit or charges for the services it offers.

~~**Child Care Institution (Basic):** A child care facility licensed by the Texas Department of Human Services which provides care for more than twelve (12) children for twenty four (24) hours a day. A basic child care institution does not include a twenty four hour a day program offered by a specialized child care institution.~~

~~**Child care institution (specialized).** A child care facility licensed by the Texas Department of Human services which provides specialized care for more than twelve (12) children for twenty four (24) hours a day. Specialized child care institutions include residential treatment centers, emergency shelters, halfway houses, therapeutic camps, and institutions serving mentally retarded children as classified and regulated by the Texas Department of Human services.~~

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Childcare Daycare-Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Child Care, Licensed Child Care	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	



UDC Update Request Application

Part 1. Applicant Information

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

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

This amendment clarifies that accessory dwelling units, like the primary dwelling, may be built over a common property line. Further, this amendment updates the section to include new residential zoning districts created after the last UDC cycle (R-1, R-2) as well as the RM and MF districts.

UDC 2021 Proposed Amendment

Amendment 5-27

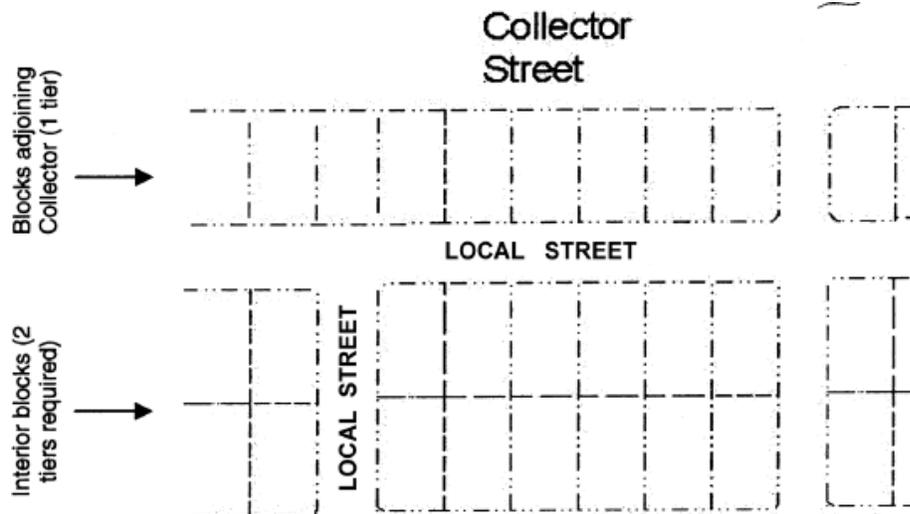
Applicant: Development Services

Amendment Title – ‘Sec. 35-515. - Lot Layout Regulations.’

Amendment Language:

STATEMENT OF PURPOSE

This section provides for blocks which provide a pedestrian scale, offer alternative paths for vehicular traffic, and which accommodate on-street parking. Standards are provided to ensure that lots have adequate access and conform to the zoning provisions of this chapter. The city finds and determines that long blocks lined with homes and other buildings reduce street connectivity and impair the efficiency of public and safety services, while increasing distances between residences and nonresidential destinations or public gathering places. Exceptions to these standards are made for non-urban districts and zoning districts (such as "RP" and "RE") and districts which require greater flexibility in order to encourage economic development (such as "I-1" and "I-2").



- (a) **Buildings to be on a Lot.** Except as permitted in the planned unit development district, every building shall be located on a lot. In the "RP" and residential zoning districts, no more than one
- (1) principal building may erected on a lot unless otherwise permitted in this chapter.

(2) Building on ~~or~~ Near Common Property Line (Single-Family Use Only).

The current adopted International Building Code and International Residential Code do not provide for building over common property lines without appropriate fire rated walls, projections, openings and penetrations (for the purpose of this section a "common property line" shall refer to any property line between multiple platted lots under the same ownership as indicated in the property records of Bexar County, Texas). The strict interpretation of such a provision adversely impacts the single-family housing market and specifically inner-city areas which were developed with lots as narrow as twenty-five (25) feet in width. Therefore, the cost of rectifying common property lines by an amending plat unfairly impacts housing cost, especially on inner-city lots.

- A. A single-family structure, addition, or accessory structure (~~excluding accessory dwellings~~) may be built over a common property line if each and all of the following conditions are met:

1. All of the subject lots shall be under ownership of a single person, partnership, corporation of other recognized legal entity.
2. The building, addition, or accessory structure to be constructed is for single-family use and no other use.
3. The lots must be platted unless the property is located in the original 36-square mile area of San Antonio, and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927. It shall be the obligation of the applicant to provide documentation of the lots' platting or recording prior to June 14, 1927.
4. The side and rear setbacks of the structure in question shall be no less than that required in section 35-310 table 310-1.
5. All of the lots in question are within one of the following single-family zoning districts: FR, RP, RE, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, ~~R-3~~, [R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use.](#)
6. Prior to receiving a building permit the owner shall obtain a certificate of determination from the department of planning and development services that the above five (5) conditions have been met. In addition if the subject property is in a historic district and/or neighborhood conservation district the director of planning and development services must make a finding of compliance and compatibility with the provisions of the applicable historic and/or neighborhood conservation district prior to issuance of a building permit.

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on March 8, 2022*****

Amendment 5-27

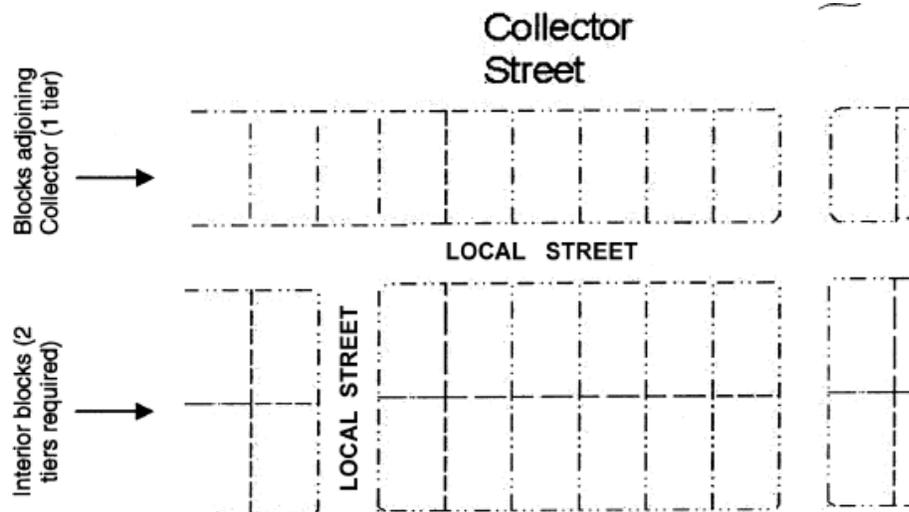
Applicant: Development Services

Amendment Title – ‘Sec. 35-515. - Lot Layout Regulations.’

Amendment Language:

STATEMENT OF PURPOSE

This section provides for blocks which provide a pedestrian scale, offer alternative paths for vehicular traffic, and which accommodate on-street parking. Standards are provided to ensure that lots have adequate access and conform to the zoning provisions of this chapter. The city finds and determines that long blocks lined with homes and other buildings reduce street connectivity and impair the efficiency of public and safety services, while increasing distances between residences and nonresidential destinations or public gathering places. Exceptions to these standards are made for non-urban districts and zoning districts (such as "RP" and "RE") and districts which require greater flexibility in order to encourage economic development (such as "I-1" and "I-2").



- (a) **Buildings to be on a Lot.** Except as permitted in the planned unit development district, every building shall be located on a lot. In the "RP" and residential zoning districts, no more than one
- (1) principal building may erected on a lot unless otherwise permitted in this chapter.

(2) Building on ~~or~~ **Near Common Property Line (Single-Family Use Only).**

The current adopted International Building Code and International Residential Code do not provide for building over common property lines without appropriate fire rated walls, projections, openings and penetrations (for the purpose of this section a "common property line" shall refer to any property line between multiple platted lots under the same ownership as indicated in the property records of Bexar County, Texas). The strict interpretation of such a provision adversely impacts the single-family housing market and specifically inner-city areas which were developed with lots as narrow as twenty-five (25) feet in width. Therefore, the cost of rectifying common property lines by an amending plat unfairly impacts housing cost, especially on inner-city lots.

- A. A single-family structure, addition, or accessory structure (~~excluding accessory dwellings~~) may be built over a common property line if each and all of the following conditions are met:

1. All of the subject lots shall be under ownership of a single person, partnership, corporation of other recognized legal entity.
2. The building, addition, or accessory structure to be constructed is for single-family use and no other use.
3. The lots must be platted unless the property is located in the original 36-square mile area of San Antonio, and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927. It shall be the obligation of the applicant to provide documentation of the lots' platting or recording prior to June 14, 1927.
4. The side and rear setbacks of the structure in question shall be no less than that required in section 35-310 table 310-1.
5. All of the lots in question are within one of the following single-family zoning districts: FR, RP, RE, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, ~~or R-3.~~ [R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use.](#)
6. Prior to receiving a building permit the owner shall obtain a certificate of determination from the development services [department](#) that the above five (5) conditions have been met. In addition, if the subject property is in a historic district, [the historic preservation officer must make a finding of compliance and compatibility with the provisions of the applicable historic district prior to issuance of a building permit.](#) If the subject property is in a neighborhood conservation district the director of development services must make a finding of compliance and compatibility with the provisions of the applicable neighborhood conservation district prior to issuance of a building permit.



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Section 35-403(d)(4)B to add Noise Restriction "NR" to the Zoning Intensity section. This amendment will allow the addition of the "NR" designation to a rezoning request without re-notification of property owners.

UDC 2021 Proposed Amendment

Amendment 5-28**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-403. - Notice Provisions.’**Amendment Language:****(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.**

- (4) **Zoning Intensity.** For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification.

B. The following requests for zoning shall not require renotification:

- iii. Request of the property owner for imposition of "NA", ["NR"](#) or "R" suffix for "C-2" or "C-3" districts.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 28, 2022*****

Amendment 5-28

Applicant: Development Services

Amendment Title – ‘Sec. 35-403. - Notice Provisions.’

Amendment Language:

(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.

(4) **Zoning Intensity.** For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification.

B. The following requests for zoning shall not require renotification:

iii. Request of the property owner for imposition of "NA", "[NR](#)" or "R" suffix for "C-2" or "C-3" districts.



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
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- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Appendix A to clarify that "Entertainment Venue (Indoor) includes, but not limited to theme-parks, go-cart tracks, carnivals/circuses, theaters, and performing arts venues.

UDC 2021 Proposed Amendment

Amendment 5-29**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-A101.- Definitions and Rules of Interpretation’**Amendment Language:**

Entertainment venue (indoor). Any building, structure, or portion thereof, that includes activities for amusement. These include, but are not limited to: haunted house attractions, bounce house attractions, laser tag, miniature golf, skating rinks, and skateboard tracks. Uses in this category shall be contained entirely within a building or structure. This use does not include [outdoor venues such as but not limited to](#) theme parks, go-cart tracks, carnivals/circuses, theaters, and performing arts venues.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-29

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101.- Definitions and Rules of Interpretation’

Amendment Language:

Entertainment venue (indoor). Any building, structure, or portion thereof, that includes activities for amusement. These include, but are not limited to: haunted house attractions, bounce house attractions, laser tag, miniature golf, skating rinks, and skateboard tracks. Uses in this category shall be contained entirely within a building or structure. This use does not include [outdoor venues such as but not limited to](#) theme parks, go-cart tracks, carnivals/circuses, theaters, and performing arts venues.



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services

Address: 1901 South Alamo Street

Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov

Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Section 35-311 to add "Library (Public)" to Table 311-1 Residential Use Matrix and Table 311-2 Non-Residential Use Matrix.

UDC 2021 Proposed Amendment

Amendment 5-30

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-1 RESIDENTIAL USE MATRIX

<u>PERMITTED USE</u>	<u>RP</u>	<u>RE</u>	<u>R-20</u>	<u>NP-15</u>	<u>NP-10</u>	<u>NP-8</u>	<u>R-6</u>	<u>RM-6</u>	<u>R-5</u>	<u>RM-5</u>	<u>R-4</u>	<u>RM-4</u>	<u>R-3, R-2, R-1</u>	<u>MF-18</u>	<u>MF-25</u>	<u>MF-33</u>	<u>MF-40</u>	<u>MF-50 & MF-65</u>	<u>ERZD</u>	<u>LCBS FUNCTION</u>	<u>LCBS STRUCTURE</u>
Library (Public)		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>					<u>P</u>	<u>P</u>	<u>P</u>			

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	<u>PERMITTED USE</u>	<u>O-1 & O-1.5</u>	<u>O-2*</u>	<u>NC</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>D</u>	<u>L</u>	<u>I-1</u>		<u>ERZD</u>	<u>(LCBS Function)</u>
Government	Library (Public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 14, 2022*****

Amendment 5-30

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Library (Public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>														

TABLE 311-2 NONRESIDENTIAL USE MATRIX

PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	ERZD	(LBCS Function)
Government	Library (Public)	<u>P</u>									



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Date: 1/1/2020
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (*if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4*)

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

Add "Hookah Lounge/Smoking Rooms" to Table 311-2 Non-Residential Use Matrix Table.

UDC 2021 Proposed Amendment

Amendment 5-31

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Tobacco Store - Retail / Hookah Lounge or Smoking Room		P	P	P	P	P	P				P	2143

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 14, 2022*****

Amendment 5-31

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Tobacco Store - Retail / Hookah Lounge or Smoking Room		P	P	P	P	P	P				P	2143



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services

Address: 1901 South Alamo Street

Phone: (210) 207-5085 Email: catherine.hernandez@sanantonio.gov

Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Amend Appendix A to add the definition of "Funeral Home Services: Those services provided by a funeral home establishment including but not limited to..." and remove definition from 35-396(c).

UDC 2021 Proposed Amendment

Amendment 5-32**Applicant:** Development Services**Amendment Title** – ‘35-A101.- Definitions and Rules Interpretation.’**Amendment Language:**

Funeral home service(s) means those services provided by a funeral home establishment including but not limited to: directing funeral services; coordination of traditional burial or entombment; bereavement counseling; selection and supply of casket or urn; transportation services; filing of legal documents; selection, planning, and coordination of ceremonies; flower arrangements; providing of facilities for funerals and wakes; and short term storing of the dead. A funeral home may also provide cremation services and/or embalming services auxiliary to the services listed above. In such cases a single certificate of occupancy shall be required for all uses.

Amendment Title – ‘Sec. 35-396. –Funeral Homes.’**Amendment Language:**

- a) Purpose: The purpose of this section is to regulate funeral home establishments within the city. Such establishments are permitted as designated in the Use Matrix (section 3-311, Tables 311-1 and 311-2.)
- b) License and Registration. All funeral homes must be properly licensed as determined by the Texas Funeral Service Commission.
- c) ~~Definitions . Definitions that appear below apply only to this division and shall prevail if in conflict with the definitions found elsewhere within this chapter.~~

~~*Funeral home service(s) means those services provided by a funeral home establishment including but not limited to: directing funeral services; coordination of traditional burial or entombment; bereavement counseling; selection and supply of casket or urn; transportation services; filing of legal documents; selection, planning, and coordination of ceremonies; flower arrangements; providing of facilities for funerals and wakes; and short term storing of the dead. A funeral home may also provide cremation services and/or embalming services auxiliary to the services listed above. In such cases a single certificate of occupancy shall be required for all uses.*~~

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-32

Applicant: Development Services

Amendment Title – ‘35-A101.- Definitions and Rules Interpretation.’

Amendment Language:

Funeral home service(s) means those services provided by a funeral home establishment including but not limited to: directing funeral services; coordination of traditional burial or entombment; bereavement counseling; selection and supply of casket or urn; transportation services; filing of legal documents; selection, planning, and coordination of ceremonies; flower arrangements; providing of facilities for funerals and wakes; and short term storing of the dead. A funeral home may also provide cremation services and/or embalming services auxiliary to the services listed above. In such cases a single certificate of occupancy shall be required for all uses.

Amendment Title – ‘Sec. 35-396. –Funeral Homes.’

Amendment Language:

- a) Purpose: The purpose of this section is to regulate funeral home establishments within the city. Such establishments are permitted as designated in the Use Matrix (section 3-311, Tables 311-1 and 311-2.)
- b) License and Registration. All funeral homes must be properly licensed as determined by the Texas Funeral Service Commission.
- c) ~~Definitions – Definitions that appear below apply only to this division and shall prevail if in conflict with the definitions found elsewhere within this chapter.~~

~~*Funeral home service(s) means those services provided by a funeral home establishment including but not limited to: directing funeral services; coordination of traditional burial or entombment; bereavement counseling; selection and supply of casket or urn; transportation services; filing of legal documents; selection, planning, and coordination of ceremonies; flower arrangements; providing of facilities for funerals and wakes; and short term storing of the dead. A funeral home may also provide cremation services and/or embalming services auxiliary to the services listed above. In such cases a single certificate of occupancy shall be required for all uses.*~~



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): DSD

Address: 1901 S Alamo

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Require multiple units to be in one enclosed structure for all residential districts.

Part 5. Cost Impact Statement

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

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

By how much?

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

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

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

\$5-\$12 per sq ft

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

Part 6. Cost Impact Narrative and Back-Up Information

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

Be sure to:

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

1. Fire sprinkler requirements - \$3.50 - \$5.00/sqft

2. Architect's seal vs. Designer - \$1.00 - \$3.00/sqft

3. Firewall requirements - \$1.00 - \$3.00/sqft

4. Misc. changes to venting, plumbing, HVAC - \$.50 - \$2.00/sqft

5. Savings on exterior material – (\$1.00 - \$2.00/sqft)

UDC 2021 Proposed Amendment

Amendment 5-35**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-310.01- Generally.’**Amendment Language:**

- (c) Unless expressly permitted as an accessory use, a use permitted in the "RE," "R-20," "R-6," "R-5," "R-4," "RM-6," "RM-5," "RM-4," "MF-18," "MF-25," "MF-33," "MF-40," or "MF-50" districts must occur within a [single](#) completely enclosed structure.

Amendment Title – ‘Sec. 35-310.06- “RM-6”, “RM-5”, and “RM-4” Mixed Residential.’**Amendment Language:****(a) Lot and Building Specifications.**

- (1) Density Allowances for RM-Development.** For lots zoned "RM-4," "RM-5" or "RM-6", the maximum density requirements (units per acre) of Table 310-1 may be exceeded provided:
- a. The minimum lot size for the district is met, and
 - b. The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4 [which shall be contained in a single structure](#).

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 14, 2022*****

Amendment 5-35**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-310.01- Generally.’**Amendment Language:**

- (c) Unless expressly permitted as an accessory use, a use permitted in the "RE," "R-20," "R-6," "R-5," "R-4," "RM-6," "RM-5," "RM-4," "MF-18," "MF-25," "MF-33," "MF-40," or "MF-50" districts must occur within a completely enclosed structure.

Amendment Title – ‘Sec. 35-310.06- “RM-6”, “RM-5”, and “RM-4” Mixed Residential.’**Amendment Language:****(a) Lot and Building Specifications.**

- (1) Density Allowances for RM-Development.** For lots zoned "RM-4," "RM-5" or "RM-6", the maximum density requirements (units per acre) of Table 310-1 may be exceeded provided:

- a. The minimum lot size for the district is met, and
- b. The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4. Multi-unit construction on lots one-third (1/3) of an acre in size or smaller, shall be within a single structure.

Amendment Title – ‘Sec. 35-310.07. - "MF-18," "MF-25," "MF-33," "MF-40," "MF-50" and "MF-65" Multi-Family.’**Amendment Language:**

"MF-33" Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

- (a) Lot and Building Specifications.** Multi-unit construction on lots one-third (1/3) of an acre in size or smaller, and zoned MF-33, shall be within a single structure.

UDC 2021 Proposed Amendment

Amendment 5-39

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	<i>PERMITTED USE</i>	<i>O-1 & O-1.5</i>	<i>O-2</i>	<i>NC</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>D</i>	<i>L</i>	<i>I-1</i>	<i>I-2</i>	<i>ERZD</i>	<i>(LBCS Function)</i>
Wholesale	Dairy Products – Wholesale								S	P	P	P	3520
Wholesale	Fruit And Produce – Wholesale								S	P	P	P	3520
Wholesale	Grocery – Wholesale								S	P	P	P	3520

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 14, 2022*****

Amendment 5-39

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. – Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	<i>PERMITTED USE</i>	<i>O-1 & O-1.5</i>	<i>O-2</i>	<i>NC</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>D</i>	<i>L</i>	<i>I-1</i>	<i>I-2</i>	<i>ERZD</i>	<i>(LBCS Function)</i>
Wholesale	Dairy Products – Wholesale								<u>S</u>	P	<u>P</u>	P	3520
Wholesale	Fruit And Produce – Wholesale								S	P	<u>P</u>	P	3520
Wholesale	Grocery – Wholesale								<u>S</u>	P	P	P	3520

UDC 2021 Proposed Amendment

Amendment 5-43**Applicant:** Development Services**Amendment Title** –'35-392. – Illumination of Uses.'**Amendment Language:**

- (a) Lighting facilities used to light signs, parking areas, or for other purposes, including high intensity residential lighting and light from residentially used properties, shall be so arranged that the source of light is concealed from adjacent residential properties. It shall be arranged so that it ~~and~~ does not interfere with traffic.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-43

Applicant: Development Services

Amendment Title –‘35-392. – Illumination of Uses.’

Amendment Language:

- (a) Lighting facilities used to light signs, parking areas, or for other purposes, including high intensity residential lighting and light from residentially used properties, shall be so arranged that the source of light is concealed from adjacent residential properties. It shall be arranged so that it ~~and~~ does not interfere with traffic.

UDC 2021 Proposed Amendment

Amendment 5-44

Applicant: Development Services

Amendment Title –'35-A101. - Definitions and Rules of Interpretation.'

Amendment Language:

Mobile retail establishment means selling goods or merchandise from a self-contained unit, either motorized or in a trailer on wheels to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-44

Applicant: Development Services

Amendment Title –'35-A101. - Definitions and Rules of Interpretation.'

Amendment Language:

Mobile retail establishment means selling goods or merchandise from a self-contained unit, either motorized or in a trailer on wheels to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

UDC 2021 Proposed Amendment

Amendment 5-48**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’**Amendment Language:****(e) Design Standards for Neighborhood Conservation Districts Established Prior to April 1, 2019.**

- (1) The neighborhood conservation plan approved as part of the zoning ordinance creating a neighborhood conservation district prior to April 1, 2019 shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure.

- (2) Existing neighborhood conservation plans shall not be modified after April 1, 2019, with respect to building materials or methods.

(f) Design Standards for Neighborhood Conservation Districts Established On or After April 1, 2019.

- (1) The neighborhood conservation plan approved on or after April 1, 2019, as part of the zoning ordinance creating a neighborhood conservation district shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure, but in accordance with state law, shall not include any standards or requirements relating to building materials or methods.
- (2) The neighborhood conservation plan, and requisite design standards shall not apply to those activities which constitute ordinary repair and maintenance, i.e., using the same or similar design.
- (3) The design standards for the neighborhood conservation district must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:
- A. Building height, number of stories;
 - B. Building size, massing;
 - C. Principal elevation features;
 - D. Lot size, coverage;
 - E. Front and side setbacks;
 - F. Off-street parking and loading requirements;
 - G. Roof line and pitch;
 - H. Paving, hardscape covering.
- (4) In addition, the design standards may include, but shall not be limited to, the following elements:
- A. Building orientation;
 - B. General site planning (primary, ancillary structures);
 - C. Density;
 - D. Floor area ratio;

- E. Signage;
- F. Architectural style and details;
- G. Garage entrance location;
- H. Window/dormer size and location;
- I. Landscaping;
- J. Fences and walls;
- K. Entrance lighting;
- L. Driveways, curbs and sidewalks;
- M. Utility boxes, trash receptacles;
- N. Street furniture;
- O. Building relocation;
- P. Right-of-way (exceeding public works standards).

(5) The design standards in a neighborhood conservation plan adopted on or after April 1, 2019, shall not include elements related to build materials or methods.

Amendment Title – ‘Sec. 35-339.01. - Corridor Districts.’

(f) **Development and Design Standards for Corridor Overlays Established Prior to April 1, 2019.**

Development and design standards for ~~the~~ a corridor district established prior to April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:

- (1) Siting, grading;
- (2) Building size;
- (3) Lot coverage; floor area ratio;
- (4) Front and side setbacks;
- (5) Lot frontage;
- (6) Driveway size and sidewalks;
- (7) Parking, off-street parking and loading requirements;
- (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
- (9) Screening; fences, walls and berms;
- (10) Landscaping to encourage the use of native trees and plants;
- (11) Tree preservation;
- (12) Natural areas to encourage the use of native trees and plants;
- (13) Noise levels;
- (14) Building materials;
- (15) Trash receptacles, utility boxes;
- (16) Satellite dishes and components to the extent permitted by federal laws and regulations;
- (17) Solar systems and components.

Existing development and design standards for Corridor Overlays shall not be modified after April 1, 2019, with respect to building materials or methods.

- (g) **Development and Design Standards for Corridor Overlays Established On or After April 1, 2019.** Development and design standards for a corridor district established on or after April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:
- (1) Siting, grading;
 - (2) Building size;
 - (3) Lot coverage; floor area ratio;
 - (4) Front and side setbacks;
 - (5) Lot frontage;
 - (6) Driveway size and sidewalks;
 - (7) Parking, off-street parking and loading requirements;
 - (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
 - (9) Screening; fences, walls and berms;
 - (10) Landscaping to encourage the use of native trees and plants;
 - (11) Tree preservation;
 - (12) Natural areas to encourage the use of native trees and plants;
 - (13) Noise levels;
 - (14) Location of trash receptacles and utility boxes;

The development and design standards adopted on or after April 1, 2019, shall not include elements related to build materials or methods.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-48

Applicant: Development Services

Amendment Title – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’

Amendment Language:

(e) Design Standards for Neighborhood Conservation Districts Established Prior to April 1, 2019.

- (1) The neighborhood conservation plan approved as part of the zoning ordinance creating a neighborhood conservation district prior to April 1, 2019 shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure.

- (2) Existing neighborhood conservation plans shall not be modified after April 1, 2019, with respect to building materials or methods.

(f) Design Standards for Neighborhood Conservation Districts Established On or After April 1, 2019.

- (1) The neighborhood conservation plan approved on or after April 1, 2019, as part of the zoning ordinance creating a neighborhood conservation district shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure, but in accordance with state law, shall not include any standards or requirements relating to building materials or methods.
- (2) The neighborhood conservation plan, and requisite design standards shall not apply to those activities which constitute ordinary repair and maintenance, i.e., using the same or similar design.
- (3) The design standards for the neighborhood conservation district must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:
- A. Building height, number of stories;
 - B. Building size, massing;
 - C. Principal elevation features;
 - D. Lot size, coverage;
 - E. Front and side setbacks;
 - F. Off-street parking and loading requirements;
 - G. Roof line and pitch;
 - H. Paving, hardscape covering.
- (4) In addition, the design standards may include, but shall not be limited to, the following elements:
- A. Building orientation;
 - B. General site planning (primary, ancillary structures);
 - C. Density;
 - D. Floor area ratio;

- E. Signage;
- F. Architectural style and details;
- G. Garage entrance location;
- H. Window/dormer size and location;
- I. Landscaping;
- J. Fences and walls;
- K. Entrance lighting;
- L. Driveways, curbs and sidewalks;
- M. Utility boxes, trash receptacles;
- N. Street furniture;
- O. Building relocation;
- P. Right-of-way (exceeding public works standards).

(5) The design standards in a neighborhood conservation plan adopted on or after April 1, 2019, shall not include elements related to build materials or methods.

Amendment Title – ‘Sec. 35-339.01. - Corridor Districts.’

(f) **Development and Design Standards for Corridor Overlays Established Prior to April 1, 2019.**

Development and design standards for ~~the~~ a corridor district established prior to April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:

- (1) Siting, grading;
- (2) Building size;
- (3) Lot coverage; floor area ratio;
- (4) Front and side setbacks;
- (5) Lot frontage;
- (6) Driveway size and sidewalks;
- (7) Parking, off-street parking and loading requirements;
- (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
- (9) Screening; fences, walls and berms;
- (10) Landscaping to encourage the use of native trees and plants;
- (11) Tree preservation;
- (12) Natural areas to encourage the use of native trees and plants;
- (13) Noise levels;
- (14) Building materials;
- (15) Trash receptacles, utility boxes;
- (16) Satellite dishes and components to the extent permitted by federal laws and regulations;
- (17) Solar systems and components.

Existing development and design standards for Corridor Overlays shall not be modified after April 1, 2019, with respect to building materials or methods.

- (g) **Development and Design Standards for Corridor Overlays Established On or After April 1, 2019.** Development and design standards for a corridor district established on or after April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:
- (1) Siting, grading;
 - (2) Building size;
 - (3) Lot coverage; floor area ratio;
 - (4) Front and side setbacks;
 - (5) Lot frontage;
 - (6) Driveway size and sidewalks;
 - (7) Parking, off-street parking and loading requirements;
 - (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
 - (9) Screening; fences, walls and berms;
 - (10) Landscaping to encourage the use of native trees and plants;
 - (11) Tree preservation;
 - (12) Natural areas to encourage the use of native trees and plants;
 - (13) Noise levels;
 - (14) Location of trash receptacles and utility boxes;

The development and design standards adopted on or after April 1, 2019, shall not include elements related to build materials or methods.

UDC 2021 Proposed Amendment

Amendment 5-49**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’**Amendment Language:**

Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, [IDZ-1](#), MH, MHC, MHP, [MXD](#), and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, [IDZ-1](#), [IDZ-2](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- ~~IDZ~~ PUD ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, [IDZ-2](#), [IDZ-3](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.

- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: 0-1, NC, ~~and~~ C-1, IDZ-1, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: 0-1.5, NC, C-1, ~~and~~ C-2, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial - includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: 0-1.5, 0-2, C- 2, C-3, L, ~~and~~, BP, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use - contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, 0-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1 and AE-2, IDZ-1, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: [R-1](#), [R-2](#), RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, 0-1, 0-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ -1](#), [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use - contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged.

Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, 0-1.5, 0-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use - provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: [R-1](#), [R-2](#), RM-4, MF-18, MF-25, MF-33, 0-1, 0-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use- accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication,

processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1,AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), and [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on May 9, 2022*****

Amendment 5-49

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’

Amendment Language:

Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, [IDZ-1](#), MH, MHC, MHP, [MXD](#), and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, [IDZ-1](#), [IDZ-2](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- ~~IDZ~~ PUD ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, [IDZ-2](#), [IDZ-3](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.

- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: 0-1, NC, ~~and~~ C- 1, IDZ-1. and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: 0-1.5, NC, C-1, ~~and~~ C-2, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial - includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: 0-1.5, 0-2, C- 2, C-3, L, ~~and~~ , BP, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use - contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, 0-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1 and AE-2, IDZ-1, and MXD.

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: [R-1, R-2](#), RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, 0-1, 0-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ -1, IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use - contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged.

Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, 0-1.5, 0-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use - provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: [R-1, R-2](#), RM-4, MF-18, MF-25, MF-33, 0-1, 0-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ-1, IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use- accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication,

processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1,AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), and [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

UDC 2021 Proposed Amendment

Amendment 5-50**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-645. - Signs and Billboards on Public Property or Right-of-Way.’**Amendment Language:**

(f) **Prohibited Signs.** Signs that shall not be permitted include:

(3) Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images. Except as provided below:

F. 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.

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’**Amendment Language:**

Government Signs - Signs by a Government Agency for the purpose of providing public information, legal notices, or benefit to the general public.

UDC 2021 Proposed Amendment

***** Recommended Approval by PCTAC on March 14, 2022*****

Amendment 5-50

Applicant: Development Services

Amendment Title – ‘Sec. 35-645. - Signs and Billboards on Public Property or Right-of-Way.’

Amendment Language:

(f) **Prohibited Signs.** Signs that shall not be permitted include:

(3) Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images. Except as provided below:

F. 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.

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’

Amendment Language:

Government Signs - Signs by a Government Agency for the purpose of providing public information, legal notices, or benefit to the general public.



UDC Update Request Application

Part 1. Applicant Information

Name: Logan Sparrow Organization (if applicable): Development Services
Address: 1901 South Alamo St
Phone: 210.207.8691 Email: logan.sparrow@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Add the newly created residential zoning districts: "RP", "R-1", "R-2", "NP-8", "NP-10", and "NP-15" to the list of zoning districts found within the definitions of "Residential Development" and "Residential District or Residential Zoning District", as already defined in Appendix A of the UDC.

UDC 2021 Proposed Amendment

Amendment 5-51

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. - Definitions and Rules of Interpretation.’

Amendment Language:

Residential development. All areas zoned as [“RP”](#), [“R-1”](#), [“R-2”](#), "R-3", "R-4", "R-5", "R-6", "R-20", "RE", "RM-4", "RM-5", "RM-6", [“NP-8”](#), [“NP-10”](#), [“NP-15”](#), "MF-18", "MF-25", "MF-33", "MF-40" "MF-50" or "MF-65", or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district. Any of the following zoning districts: [“RP”](#), [“R-1”](#), [“R-2”](#), "R-3", "R-4", "R-5", "R-6", [“NP-8”](#), [“NP-10”](#), [NP-15”](#), "R-20", "RE", "RM-4", "RM-5", "RM-6", "MF-18", "MF-25", "MF-33", "MF-40" "MF-50" or "MF-65".

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on May 9, 2022*****

Amendment 5-51

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. - Definitions and Rules of Interpretation.’

Amendment Language:

Residential development. All areas zoned as "[RP](#)", "[R-1](#)", "[R-2](#)", "R-3", "R-4", "R-5", "R-6", "R-20", "RE", "RM-4", "RM-5", "RM-6", "[NP-8](#)", "[NP-10](#)", "[NP-15](#)", "MF-18", "MF-25", "MF-33", "MF-40" "MF-50" or "MF-65", or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district. Any of the following zoning districts: "[RP](#)", "[R-1](#)", "[R-2](#)", "R-3", "R-4", "R-5", "R-6", "[NP-8](#)", "[NP-10](#)", "[NP-15](#)", "R-20", "RE", "RM-4", "RM-5", "RM-6", "MF-18", "MF-25", "MF-33", "MF-40" "MF-50" or "MF-65".

UDC 2021 Proposed Amendment

Amendment 5-53**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-311. –Use Regulations.’**Amendment Language:****TABLE 311-2 NONRESIDENTIAL USE MATRIX**

	PERMITTED USE	O-1 & O- 1.5	O-2*	N C	C-1	C-2	C-3	D	L	I-1		ERZD	(LBCS Function)
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P		P				P	
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381					P		P				P	
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381							P				P	

Amendment Title – ‘Sec. 35-381. – Mixed Use Buildings and Live-Work Units.’**Amendment Language:**

- (b) The density of mixed-use buildings or live-work units shall not exceed the following, at locations where the building is listed as a permitted use in the Nonresidential Use Matrix (Table 311-2 - see listing under category "dwelling" and permitted use "dwelling - attached apartments"):

<i>Maximum Density (dwelling units per gross acre)</i>	<i>Zoning Districts</i>
6	NC, C-1, C-2, D, UD, ERZD
10	C-2, D, UD, ERZD
20	D , UD, ERZD
50	D , UD-major nodes only, ERZD

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-53

Applicant: Development Services

Amendment Title – ‘Sec. 35-311. –Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1 & O- 1.5	O-2*	N C	C-1	C-2	C-3	D	L	I-1		ERZD	(LBCS Function)
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P		P				P	
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381					P		P				P	
Dwelling	Dwelling-Attached Apartments/Condominiums With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381							P				P	

Amendment Title – ‘Sec. 35-381. – Mixed Use Buildings and Live-Work Units.’**Amendment Language:**

- (b) The density of mixed-use buildings or live-work units shall not exceed the following, at locations where the building is listed as a permitted use in the Nonresidential Use Matrix (Table 311-2 - see listing under category "dwelling" and permitted use "dwelling - attached apartments"):

<i>Maximum Density (dwelling units per gross acre)</i>	<i>Zoning Districts</i>
6	NC, C-1, C-2, D, UD, ERZD
10	C-2, D, UD, ERZD
20	D , UD, ERZD
50	D , UD-major nodes only, ERZD

UDC 2021 Proposed Amendment

Amendment 5-54**Applicant:** Development Services**Amendment Title** –'35-378. – Home Occupations.'**Amendment Language:**

- (a) **General Requirements.** Home occupations are permitted in any dwelling unit subject to the following provisions:

- (8) No direct on-premises selling or transfer of goods shall be allowed; however, telephone, internet, or mail order soliciting and sales is permitted. Direct on-premises selling is defined as the sales, exchange or transfer of products with direct contact on the premises with a buyer. ~~of cottage foods and whole, non-cut produce is permitted~~

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-54

Applicant: Development Services

Amendment Title –'35-378. – Home Occupations.'

Amendment Language:

- (a) **General Requirements.** Home occupations are permitted in any dwelling unit subject to the following provisions:

- (8) No direct on-premises selling or transfer of goods shall be allowed; however, telephone, internet, or mail order soliciting and sales is permitted. Direct on-premises selling is defined as the sales, exchange or transfer of products with direct contact on the premises with a buyer. ~~of cottage foods and whole, non-cut produce is permitted~~

Amendment Title – ‘Sec. 35-391. –“Temporary Uses.’

Amendment Language:

(i) Stand-alone Personal Hygiene Facilities (Temporary). Temporary Stand-alone Personal Hygiene Facilities are Facilities for personal hygiene such as public showers or public restrooms which are independent of any other use and constitute the primary use of the property. These facilities are usually temporarily attached to utility services and are designed to be easily detached from utility services and are relocated.

The director may permit temporary Stand-alone Personal Hygiene Facilities in any zoning district provided that these facilities have a 100-foot distance requirement from Single-Family Structure as measured from structure to structure.

Amendment Title – ‘Sec. 35-391. –“Temporary Uses.’

Amendment Language:

(i) Stand-alone Personal Hygiene Facilities (Temporary). Temporary Stand-alone Personal Hygiene Facilities are Facilities for personal hygiene such as public showers or public restrooms which are independent of any other use and constitute the primary use of the property. These facilities are usually temporarily attached to utility services.

The director may permit temporary Stand-alone Personal Hygiene Facilities in any zoning district provided that these facilities have a 100-foot separation distance requirement from Single-Family Structure as measured from structure to structure.



UDC Update Request Application

Part 1. Applicant Information

Name: Catherin Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street San Antonio, Texas 78204
Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Change "six (6) dwelling units per acre in Table 310-1) to "seven (7) dwelling units per acre in Table 310-1

UDC 2021 Proposed Amendment

Amendment 5-56**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-372.- Affordable Dwelling Units.**Amendment Language:**

(c) Density Bonus and Set-Aside Requirements.

(2) Table 372-1 shall be construed as follows:

- A. Determine the category of housing as set forth in column (A).
- B. Determine the required set-aside for the application category by referring to column (B). For purposes of this subsection, the number of affordable dwelling units required is determined by multiplying the total number of dwelling units permissible on the site as set forth in Table 310-1 by the percentage prescribed in column (B) of Table 372-1, below.
- C. Determine the density increase that may be awarded by referring to column (C). For purposes of this subsection, the additional density that may be awarded is determined by multiplying the total number of dwelling units permissible for the site as set forth in Table 310-1 by the percentage prescribed in column (C) of Table 372-1, below. The city shall not require the additional dwelling units to be restricted as to income.

Example: A twenty-acre parcel is zoned "R-6" seven (7) ~~six (6)~~ dwelling units per acre in Table 310-1). Thirty (30) percent of the parcel is devoted to right-of-way and open space, leaving fourteen (14) acres developable for lots. The developer can subdivide the tract into one hundred one (101) lots as a conventional subdivision (fourteen (14) acres (six thousand (6,000) square feet per lot). The applicant agrees to restrict ten (10) percent of the units, or ten (10) units (one hundred one (101) units by ten (10) percent (column (B) of Table 372-1, below), as low income housing. The developer may construct an additional twenty (20) dwelling units (one hundred one (101) by twenty (20) percent (column (C)), or a total of one hundred twenty-one (121) dwelling units.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 5-56

Applicant: Development Services

Amendment Title – ‘Sec. 35-372.- Affordable Dwelling Units.

Amendment Language:

(c) **Density Bonus and Set-Aside Requirements.**

(2) Table 372-1 shall be construed as follows:

- A. Determine the category of housing as set forth in column (A).
- B. Determine the required set-aside for the application category by referring to column (B). For purposes of this subsection, the number of affordable dwelling units required is determined by multiplying the total number of dwelling units permissible on the site as set forth in Table 310-1 by the percentage prescribed in column (B) of Table 372-1, below.
- C. Determine the density increase that may be awarded by referring to column (C). For purposes of this subsection, the additional density that may be awarded is determined by multiplying the total number of dwelling units permissible for the site as set forth in Table 310-1 by the percentage prescribed in column (C) of Table 372-1, below. The city shall not require the additional dwelling units to be restricted as to income.

Example: A twenty-acre parcel is zoned "R-6" seven (7) ~~(six (6))~~ dwelling units per acre in Table 310-1). Thirty (30) percent of the parcel is devoted to right-of-way and open space, leaving fourteen (14) acres developable for lots. The developer can subdivide the tract into one hundred one (101) lots as a conventional subdivision (fourteen (14) acres (six thousand (6,000) square feet per lot). The applicant agrees to restrict ten (10) percent of the units, or ten (10) units (one hundred one (101) units by ten (10) percent (column (B) of Table 372-1, below), as low income housing. The developer may construct an additional twenty (20) dwelling units (one hundred one (101) by twenty (20) percent (column (C)), or a total of one hundred twenty-one (121) dwelling units.

UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022*****

Amendment 5-57

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101.Definitions and Rules of Interpretation.’

Amendment Language:

Permanent Supportive Housing is a combination of housing and services designed for people with serious mental illnesses or other disabilities who need support to live stably in their communities. These services can include case management, substance abuse or mental health counseling, advocacy, and assistance in locating and maintaining employment. Residential units must meet Dwelling – Unit as defined in this chapter.

Amendment Title – ‘Sec. 35-311. –Use Regulations.’

Amendment Language:

TABLE 311-1 RESIDENTIAL USE MATRIX																				
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF -18	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION
<u>Permanent Supportive Housing</u>								IS		IS		IS		P	P	P	P	P	P	



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)

- 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)

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.*

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on March 28, 2022*****

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; and*
- *Promote equity and community food security; and*
- *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.*



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Catherine Hernandez on behalf of BOA Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Update section to allow accessory structures less than 300 sq. ft in size instead of less than 200 sq ft in size to be exempt from buffer regulations; commercial/office zone property that abuts an industrial zoned property are not required to have a landscape buffyard as long as the industrial property has already installed a bufferyard per Table 35-510-1; and BOA may reduce or eliminate the depth or composition of any required bufferyard upon findings of fact that support the request for the variance Replace Major/Minor Arterial to Type X/X in Table 510-1 and add a note pertaining to adjoining street classification (12), (13), and (14) for when the adjoining street has an easement(s) that preclude provision of required buffer planting, a 5 ft strip for planting outside and abutting the outmost extent of these easements be provided in lieu of required bufferyard width

UDC 2021 Proposed Amendment

Amendment 9-1**Applicant: Development Services on behalf of Boards of Adjustments****Amendment Title – ‘Sec. 35-510 - Buffers.’****Amendment Language:**

The intent of buffering is to implement Policy 3c of the Neighborhoods Element of the Master Plan to provide landscaped separation between residential and nonresidential uses and to screen from view certain land uses that may create visual clutter and distraction. The standards of this section provide for increases in the width and the opacity of the bufferyard as the land use intensity of the new or expanded development increases.

- (2) **Exemptions.** This section shall not apply to the following situations:

- I. Accessory structures less than ~~two-hundred (200)~~ three-hundred (300) square feet in size such as decks, sheds, playhouses, gazebos, security guard huts and non-mobile food vending stands.

- (4) **Reduction in Required Bufferyards.** Table 510-2 indicates net minimum bufferyard widths. Such minimum widths shall be provided in a linear fashion along abutting properties where applicable. The width of the bufferyard at any point along its length may be greater or less than the minimum required by Table 510-2 provided that the total calculated area of the bufferyard must remain the same and further provided that the minimum width of the buffer yard at any point is not less than fifty (50) percent of the minimum width indicated by Table 510-2. The net bufferyard area for a property to be developed shall be reduced by no more than fifty (50) percent where:

- A. A bufferyard exists on an abutting property, and the net bufferyard satisfies the minimum bufferyard requirements of this section; or
- B. The adjoining property owners have provided a written agreement restricting the use of an established or proposed use triggering the bufferyard requirement to the uses provided for in the current zoning district. Should the property that was subject to the bufferyard requirement be rezoned after the date of the written agreement, the adjoining property owner's written agreement shall be null and void and the applicable bufferyard shall be required.
- C. The required bufferyard area may be reduced in width up to twenty (20) percent where a natural area is provided in accordance with Table 510-2 (Type N).

- (5) The Board of Adjustment may reduce or eliminate the depth or composition of any required bufferyard upon findings of fact that support the request for the variance.

**Table 510-1
Required Bufferyards**

Zoning District	Adjoining Zoning District											Adjoining Street Classification		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	RP**	RE, R-20, NP-15, NP-10, NP-8**	R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR**	MF-18, MF-25, MF-33**	MF-40, MF-50, MF-65	NC *** ---	O-1, O-1.5, C-1, C-2, C-2P *** ---	O-2, C-3, BP, MXD, MPCD *** ---	D	L, I-1 *** ---	I-2 *** ---	Primary Major Arterial	Secondary Minor Arterial	Collector
(1) RP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(2) RE, R-20, NP-15, NP-10, NP-8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(3) R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(4) MF-18, MF-25, MF-33	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	A	N/A	N/A
(5) MF-40, MF-50, MF-65	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	A	N/A	N/A
(6) NC	C	C	B	N/A	N/A	N/A	N/A	N/A	N/A	E	E	B	A	A
(7) O-1, O-1.5, C-	C	C*	B	N/A	N/A	A	N/A	N/A	N/A	E	E	B	A	A

1, C-2, C-2P															
(8) O-2, C-3, BP, MXD, MPCD	C	C *	C	C	N/A	A	N/A	N/A	N/A	N/A	N/A	D	B	B	A
(9) D	N/A														
(10) L, I-1	E	E	D	E	E	E	E	N/A	N/A	N/A	N/A	C	C	C	B
(11) I-2	F	F	F	F	F	E	E	D	N/A	N/A	N/A	C	C	C	B

Notes: ;hg;A, B, C, D, E, F: Bufferyard Type Designations as shown in Table 510-2 below.

N/A: Not applicable—Bufferyard not required.

* Where a use zoned "O-1," "C-1," "C-2" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "D" buffer shall be applied. Where a use zoned "BP," "O-2" or "C-3" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "F" buffer shall be applied.

** Where a nonresidential use is located in a single-family or multi-family district as indicated in Table 510-1 the required buffer is equivalent to that required of an O-1, C-1, C-2 use (column 7).

***Where a commercial or office zoned property that is less than 1 acre and abuts an industrial zoned property, a landscaped bufferyard is not required provided the industrial property has already installed a bufferyard meeting the requirements of Table 35-510-1. Where a commercial or office zoned property that is equal to or greater than 1 acre, and abuts an industrial zoned property, a Type A bufferyard is required, provided the industrial property has already installed a bufferyard meeting the requirements of Table 35-510-1.

**** Note to adjoining street classification (12) Primary Arterial, (13) Secondary Arterial, and (14) Collector for when the adjoining street has an easement or easements that preclude provision of required buffer planting, a 5 ft strip for planting outside and abutting the outmost extent of those easements may be provided in lieu of the required bufferyard width.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on March 8, 2022*****

Amendment 9-1

Applicant: Development Services on behalf of Boards of Adjustments

Amendment Title – ‘Sec. 35-510 - Buffers.’

Amendment Language:

The intent of buffering is to implement Policy 3c of the Neighborhoods Element of the Master Plan to provide landscaped separation between residential and nonresidential uses and to screen from view certain land uses that may create visual clutter and distraction. The standards of this section provide for increases in the width and the opacity of the bufferyard as the land use intensity of the new or expanded development increases.

(a) Applicability.

(2) **Exemptions.** This section shall not apply to the following situations:

- I. Accessory structures less than ~~two-hundred (200)~~ three-hundred (300) square feet in size such as decks, sheds, playhouses, gazebos, security guard huts and non-mobile food vending stands.

(4) **Reduction in Required Bufferyards.** Table 510-2 indicates net minimum bufferyard widths. Such minimum widths shall be provided in a linear fashion along abutting properties where applicable. The width of the bufferyard at any point along its length may be greater or less than the minimum required by Table 510-2 provided that the total calculated area of the bufferyard must remain the same and further provided that the minimum width of the buffer yard at any point is not less than fifty (50) percent of the minimum width indicated by Table 510-2. The net bufferyard area for a property to be developed shall be reduced by no more than fifty (50) percent where:

- A. A bufferyard exists on an abutting property, and the net bufferyard satisfies the minimum bufferyard requirements of this section; or
- B. The adjoining property owners have provided a written agreement restricting the use of an established or proposed use triggering the bufferyard requirement to the uses provided for in the current zoning district. Should the property that was subject to the bufferyard requirement be rezoned after the date of the written agreement, the adjoining property owner's written agreement shall be null and void and the applicable bufferyard shall be required.
- C. The required bufferyard area may be reduced in width up to twenty (20) percent where a natural area is provided in accordance with Table 510-2 (Type N).

(5) The Board of Adjustment may reduce or eliminate the depth or composition of any required bufferyard upon findings of fact that support the request for the variance.

**Table 510-1
Required Bufferyards**

Zoning District	Adjoining Zoning District											Adjoining Street Classification		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	RP**	RE, R-20, NP-15, NP-10, NP-8**	R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR**	MF-18, MF-25, MF-33**	MF-40, MF-50, MF-65	NC *** ---	O-1, O-1.5, C-1, C-2, C-2P *** ---	O-2, C-3, BP, MXD, MPCD *** ---	D	L, I-1 *** ---	I-2 *** ---	<u>Primary</u> Major Arterial	<u>Secondary</u> Minor Arterial	Collector
(1) RP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(2) RE, R-20, NP-15, NP-10, NP-8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(3) R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(4) MF-18, MF-25, MF-33	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	A	N/A	N/A
(5) MF-40, MF-50, MF-65	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	A	N/A	N/A
(6) NC	C	C	B	N/A	N/A	N/A	N/A	N/A	N/A	E	E	B	A	A
(7) O-1, O-1.5, C-	C	C*	B	N/A	N/A	A	N/A	N/A	N/A	E	E	B	A	A

1, C-2, C-2P															
(8) O-2, C-3, BP, MXD, MPCD	C	C *	C	C	N/A	A	N/A	N/A	N/A	N/A	N/A	D	B	B	A
(9) D	N/A														
(10) L, I-1	E	E	D	E	E	E	E	N/A	N/A	N/A	N/A	C	C	C	B
(11) I-2	F	F	F	F	F	E	E	D	N/A	N/A	N/A	C	C	C	B

Notes: ;hg;A, B, C, D, E, F: Bufferyard Type Designations as shown in Table 510-2 below.

N/A: Not applicable—Bufferyard not required.

* Where a use zoned "O-1," "C-1," "C-2" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "D" buffer shall be applied. Where a use zoned "BP," "O-2" or "C-3" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "F" buffer shall be applied.

** Where a nonresidential use is located in a single-family or multi-family district as indicated in Table 510-1 the required buffer is equivalent to that required of an O-1, C-1, C-2 use (column 7).

***Where a commercial or office zoned property that is less than 1 acre and abuts an industrial zoned property, a landscaped bufferyard is not required provided the industrial property has already installed a bufferyard meeting the requirements of Table 35-510-1. Where a commercial or office zoned property that is equal to or greater than 1 acre, and abuts an industrial zoned property, a Type A bufferyard is required, provided the industrial property has already installed a bufferyard meeting the requirements of Table 35-510-1.

**** Note to adjoining street classification (12) Primary Arterial, (13) Secondary Arterial, and (14) Collector for when the adjoining street has an easement or easements that preclude provision of required buffer planting, a 5 ft strip for planting outside and abutting the outmost extent of those easements may be provided in lieu of the required bufferyard width.



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Catherine Hernandez on behalf of BOA Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (*if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4*)

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

Replace General to Professional in the example for 35-311(b)(2)

UDC 2021 Proposed Amendment

Amendment 9-3**Applicant: Development Services on behalf of Boards of Adjustments****Amendment Title – ‘Sec. 35-311 – Use Regulations.’****Amendment Language:**

(b) Uses Not Mentioned.

- (1) **Uses Not Permitted Unless Specifically Enumerated.** No building permit shall be issued for a use not specifically mentioned or described by category in the Use Matrix. Evaluation of these uses shall be as set forth in subsection (3), below.
- (2) **Uses Preempted by State Statute.** Notwithstanding any provision of this section to the contrary, uses which are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is included in the Use Matrix.

Example: NAICS 5413 (Architectural Engineering, and Related Services) is coded under "Office, Professional General." Assume that the Use Matrix sets out a classification for "Laboratories, Testing," which is NAICS 54138 (a subheading of 5413). The latter 5-digit number is more specific than the 4-digit code. Accordingly, testing laboratories are not included within the same classification as general offices. However, if testing laboratories had not been separately listed, they would be permitted in all districts where general offices are permitted.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 14, 2022*****

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UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (*if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4*)

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

Remove LBCS columns from Table 311-1 Residential Use Matrix and Table 311-3 Nonresidential Use Matrix

Alcohol	Alcohol - Wine Boutique					P	P	P	P			P	
Alcohol	Alcohol - Winery With Bottling						P		P				
Amusement	Amusement And/Or Theme Park - Outdoor Rides						P	S				P	5310
Amusement	Animal Racetrack And/Or Rodeo Arena								S	S		S	5130
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"					P	P	P				P	5380
Amusement	Bingo Parlor					S	P					P	5300
Amusement	Carnival And/Or Circus - Circus (more than 2 weeks, time limit set by city council on individual case consideration)							S	S	S		S	5300
Amusement	Dance Hall						P	P				P	5110
Amusement	Entertainment Venue (Indoor)					P	P	P	P	P		P	5110
Amusement	Entertainment Venue (Outdoor)						S	S	P	P		P	5110
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Go-Cart Track						S		P			S	5300
Amusement	Museum - public or private	P	P	P	P	P	P	P	P	P		P	5200
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages							P	P			P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages				S	P	P	P				P	
Amusement	Theater - Outdoor Including Drive-In And Amphitheaters									P		P	5110
Amusement	Video Games - Coin Or Token Operated			S	P	P	P	P				P	5320
Animal	Animal Clinic			P	P	P	P	P	P			S	2418

Animal	Animal and pet services (no outdoor training, boarding, runs, pens or paddocks)				P	P	P	P	P	P			P	2720
Animal	Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted)									P	P		S	2720
Animal	Animal - Equestrian Center and Riding Trails (see also 35-348)						S	S					S	
Animal	Animal - Pound Or Shelter								P	P			S	
Animal	Breeder - Small Animal Only								S	P			NA	
Animal	Cemetery - Pets (Limited To Small Animals)					P	P	P					S	6730
Animal	Stockyard											S	NA	9300
Animal	Veterinary Hospital - Large And Small Animal									P			S	2418
Animal	Veterinary Hospital - Small Animal								P	P			S	2418
Auto	Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)						P	P					NA	2110
Auto	Truck And Heavy Equipment - Auction									P			S	
Auto	Ambulance Service						S	P	P				P	4150
Auto	Auto - Glass Tinting					P	P	P					P	2115
Auto	Auto - Manufacture											P	NA	3770
Auto	Auto And Light Truck - Oil, Lube And Tune Up					P	P	P					NA	2110
Auto	Auto And Light Truck Auction								S	P			P	2110
Auto	Auto And Light Truck Repair						P	P					NA	
Auto	Motor Vehicle Sales (full service)						P	P					NA	
Auto	Motor Vehicle Sales						P	P					S	2110
Auto	Auto - Rental						P	P	P	P			NA	
Auto	Auto - Rental (Pick Up And Drop Off Only in "C-2," "D" and "ERZD")						P	P	P	P	P		P	
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2")					P	P						P	2115

Auto	Auto Alarm And Radio - Retail (Sales And Installation As A Primary Use)							S	P					P	
Auto	Auto Glass Sales - Installation Permitted							P	P	P				P	2110
Auto	Auto Muffler - Installation And Sales Only							P	P	P				S	2115
Auto	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							S	P	P				NA	
Auto	Auto Parts Retail - No Outside Storage In "C-2"							P	P	P				P	2115
Auto	Auto State Vehicle Inspection Station							P	P	P	P	P	P	P	2100
Auto	Auto Upholstery - Sales And Installation Completely Enclosed							P	P					P	2100
Auto	Carwash - see supplemental use regulations							S	P	P	S			S	2110
Auto	Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite							P	P	P	P	P		S	4155
Auto	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 In "C3," "D" And "L")							S	S	P	P	P		S	9900
Auto	Parking And/Or Storage - Long Term									P	P	P		NA	
Auto	Parking Lot - Commercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units) and (d) (Surface Parking Design Standards)	S	P	S	S	P	P	P	P	P	P	P		NA	2110
Auto	Parking Lot - Noncommercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units)	P	P		S	P	P	P	P	P	P			S	2100

Auto	Parking Garage - Commercial or Noncommercial, Subject to 35-384(c) (Parking Structure Design Standards)	S	P				P	P	P	P	P	P	S	
Auto	Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted)							P	P	P	P		S	4155
Auto	Taxi Service - Parking And Dispatch (Washing Or Mechanical Service Permitted)									P	P		S	
Auto	Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)						P	P	S	P			S	2100
Auto	Truck Repair And Maintenance							S		S	P	P	NA	2000
Auto	Truck Stop Or Laundry - Full Mechanical Service And Repair Permitted										P	P	NA	
Auto	Truck Stop Or Laundry - Tire Repair Permitted									S	P	P	S	2000
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"	-	-	-	-	-	-	-	-	-	-	-	-	2110
Auto	Wrecker Service									P	P		NA	2100
Beverage	Beverage Manufacture - Non-Alcohol										P		S	
Church Temple, Mosque	Church Temple, Mosque (facilities that are for worship or study of religion)	P	P	P	P	P	P	P	P	P	P	P	P	6600
Dry Goods - Wholesale	Dry Goods - Wholesale								S	P	P		P	3510
Dwelling	Dwelling - 1 Family (Single-family)								P				P	1100
Dwelling	Dwelling - 1 Family Attached (townhome), see 35-373								P				P	1100
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P			P				P	
Dwelling	Dwelling - Attached Apartments/Condominiums						P	P					P	

Industrial	Machine Shop							S	P	P	P	S	7200		
Industrial	Pecan Shelling								S	P	P	P	3110		
Industrial	Printer - Large Scale							S	P	P		S	2400		
Industrial	Rock Crusher									S	P	S	2120		
Industrial	Rug Cleaning								P	P	P	S	2120		
Industrial	Water Well Drilling Contractor									S	P	S	7230		
Industrial	Welding Shop - Limited To Three Employees And Screening Of Outside Storage In "C-3"							S		S	P	P	P	2100	
Manufacturing	Abrasive - Manufacturing										P	P	NA	2610	
Manufacturing	Acetylene Gas - Manufacturing And Storage											P	S	2613	
Manufacturing	Air Products - Manufacturing										S	P	S	3400	
Manufacturing	Artificial Limb Assembly							P	P	S	P	P	P	3400	
Manufacturing	Asbestos Products - Manufacturing											P	NA	3330	
Manufacturing	Asphalt Products - Manufacturing											P	NA	3330	
Manufacturing	Bag Cleaning										P	P	S	2100	
Manufacturing	Battery - Manufacturing											P	NA	3360	
Manufacturing	Beverage - Manufacturing Or Processing										S	P	S	3110	
Manufacturing	Biomedical Products - Manufacturing											S	NA	3000	
Manufacturing	Boat And Marine - Manufacturing											P	S	2600	
Manufacturing	Boiler And Tank Works											P	S	3350	
Manufacturing	Broom, Brush - Manufacturing										P	P	S	3400	
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted										S	P	S	3510	
Manufacturing	Bulk Plant Or Terminal (Includes Bulk Storage of Petro Chemicals)											S			
Manufacturing	Can Manufacture											P	NA		
Manufacturing	Candle - Manufacturing										S	P	S	3400	
Manufacturing	Candy - Manufacturing										S	P	S	3110	
Manufacturing	Canvas Products - Manufacturing										S	P	P	S	3400
Manufacturing	Chemical - Manufacturing											S	S	NA	3320

Manufacturing	Tile - Manufacturing										P	NA	3330			
Manufacturing	Tile, Roofing And Waterproofing Products - Manufacturing										P	NA	3330			
Manufacturing	Tobacco - Processing										P	S	3120			
Manufacturing	Tool - Manufacturing										S	P	S	3400		
Manufacturing	Toy - Manufacturing										P	P	S	3420		
Manufacturing	Trailer - Manufacturing										P	P	S	3400		
Manufacturing	Venetian Blind - Cleaning And Fabrication										S	P	P	S	2100	
Manufacturing	Vulcanizing, Recapping										S	P	NA	3320		
Manufacturing	Water Distillation										S	P	S	3110		
Manufacturing	Wire Products - Manufacturing										P	P	S	3400		
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment										P	NA	3210			
Manufacturing	Wool Pulling And Scouring										P	NA	3000			
Medical	Medical - Surgical Supplies Wholesale										P	S	P	P	P	3510
Processing	Cosmetics - Manufacturing Or Processing										P	S	2600			
Processing	Food And Food Products - Processing										S	P	P	S	3110	
Processing	Punch Concentrate - Processing And Mixing										S	P	P	P	3110	
Processing	Punch Concentrate Products - Mixing Only										S	P	P	P	P	3110
Processing	Used Automotive Parts Recycler										S	NA				
Processing	Recycling Facility Without Outside Storage And/Or Processing (Excluding Metal Recycling Entity)										P	P	S			
Processing	Recycling Facility With Outside Storage And/Or Processing (Excluding Metal Recycling Entity)										P	NA				
Processing	Metal Recycling Entity Without Outside Storage and/or Processing										S	S	S			
Processing	Metal Recycling Entity With Outside Storage and/or Processing										S	NA				
Recreation	Archery Range - Outdoor Permitted										S	P	P	P	5300	

Recreation	Archery Range - Indoor Only					P	P	P	P	P	P	P	5300
Recreation	Athletic Fields - Indoor Only	S	P	P	P	P	P	P	P	P		P	5370
Recreation	Athletic Fields - Outdoor Permitted	S	P	S	S	S	P	P	P	P		P	5370
Recreation	Bowling Alley						P	P	P			P	5380
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Indoor Only		P	P	P	P	P	P	P	P		P	5370
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted		P	S	S	S	P	P	P	P		P	5370
Recreation	Golf Course (See § 35-346 "G" District)											S	5370
Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Gun Range - Indoor Only						S	S	P	P	P	P	5300
Recreation	Gun Range - Outdoor Permitted								S	S	S	S	5300
Recreation	Park - Public Or Private	P	P	P	P	P	P	P	P	P	P	P	5500
Recreation	Performing Art Center - Digital Display Monitor							S					
Recreation	Recreational Facility - Neighborhood (see Definition in Appendix A)			P	P	P	P					P	5370
Recreation	Stable And Equestrian Center								P			S	5300
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120
Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145
Retail	Apothecary - See (Drugstore - Apothecary)												
Retail	Apparel And Accessory Store - Retail			P	P	P	P	P				P	2133
Retail	Appliance and Electronics - Retail (Appliance Sales Incidental To Other Onsite Retail Items in "C-1" and "D")					P	P	P	P			P	2125
Retail	Art Gallery		P	P	P	P	P	P				P	2142
Retail	Bakery - Retail			P	P	P	P	P				P	2154
Retail	Bookstore		P	P	P	P	P	P				P	2135
Retail	Business Machines - Retail		P		S	P	P	P				P	2130

Retail	Camera, Photographic Equipment And Supplies - Retail			P	P	P	P	P				P	2132
Retail	Candy, Nut And Confectionery - Retail			P	P	P	P	P				P	2153
Retail	Computer and Software-Retail			P	P	P	P	P				P	2134
Retail	Convenience Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "I-1"			P	P	P	P	P	P	P		P	2152
Retail	Convenience Store (With Carwash)					S	P		P	P	P	S	2152
Retail	Convenience Store (With Gasoline)					P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash)					S	P		P	P	P	NA	2152
Retail	Dairy Products - Retail			P	P	P	P	P				P	2150
Retail	Drugstore - Apothecary		P	P	P	P	P	P				P	2164
Retail	Dry Goods - Retail			P	P	P	P	P	P			P	2133
Retail	Farm Supplies						S		P	P		P	2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"							P		P	P	P	2140
Retail	Fish Market - Retail			P	P	P	P	P				P	2153
Retail	Flea Market - Indoor							P		P		P	2100
Retail	Flea Market - Outdoor								S	P		P	2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P	2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P	2144
Retail	Food Locker Plant - Retail								S	P		S	2120
Retail	Fruit And Produce - Retail			P	P	P	P	P				P	2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P	2124
Retail	Gift Shop - Retail		S	P	P	P	P	P				P	2140
Retail	Glass - Retail					P	P	P	P			P	2120
Retail	Grocery Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "NC"			P	P	P	P	P				P	2151
Retail	Hardware Sales - Retail (Limited to Maximum 3,000 Square Foot Total Floor Area in "NC")			P	P	P	P	P				P	2122
Retail	Headshop, see also Section							S				P	2143

Retail	Tobacco Store - Retail		P	P	P	P	P	P				P	2143
Retail	Toy Store - Retail			P	P	P	P	P				P	2130
Retail	Trophy Sales, Engraving And Assembly			P	P	P	P	P	P			P	2140
Retail	Variety Store - Retail				P	P	P	P				P	2130
Sales	Boat - Sales And Service						P	P				S	
Sales	Machinery, Tools And Construction Equipment Sales And Service						S	P	P	P		S	2120
Sales	Farm Equipment Sales, Service Or Storage							P	P	P		S	2120
Sales	Oil Well Supplies And Machinery Sales - Used									P		NA	2120
Sales	Portable Building Sales					S	S	P	P	P		P	2120
School	School - Business or Commercial Trade		P			P	P	P				P	6142
School	School - Public University Or College	P	P	P	P	P	P	P	P			P	6130
School	School - Montessori				S	P	P	P				P	6100
School	School - Nursery (Public And Private)		P	P	P	P	P	P				P	6110
School	School - Private Pre- Kindergarten Through 12th Grade and College or University	P	P	P	P	P	P	P				P	9900
School	School - Public Pre- Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
School	Vocational Trade (No Outside Storage & Training Area Permitted)							P	P			S	6140
School	Vocational Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140
Service	Air Conditioning/Refrigeration - Service And Repair						S	P	P			P	2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P				P	2600
Service	Ammunition - Manufacturing, Loading And Storage										S	S	2100
Service	Appliance - Repair Major					P	P	P				P	
Service	Appliance - Repair Small			P	P	P	P					P	2125
Service	Assisted Living Facility, Boarding Home Facility, or			P	P	P	S	P				P	1230

	Service													
Service	Employment Agency	P	P		S	P	P	P					P	2423
Service	Extended Stay Hotel /Motel, Timeshares, Or Corporate Apartment					S	P	P	P				P	
Service	Exterminators								S	P			S	2454
Service	Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)		P	P	P	P	P	P	P	P			P	2150
Service	Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)							S	P				P	2150
Service	Food, Mobile Food Court (subject to 35-399)					P	P	S	P				S	2550
Service	Food, Mobile Vending (Base Operations)								P	P	P		S	
Service	Funeral Home Or Undertaking Parlor							P	P	P			S	6710
Service	Furniture Repair/Upholstering			P	P	P	P	P	P				S	2124
Service	Gasoline Filling Station (Without Repair Or Carwash)					P	P	S	P	P	P		NA	2116
Service	Gasoline Filling Station (With Repair)						P		P	P	P		NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash)					S	P	S	P	P	P		NA	
Service	Gasoline Filling Station - Fleet						S		P	P	P		NA	
Service	Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P				P	6562
Service	Gunsmith					P	P	P	P				S	2134
Service	Hotel					S	P	P	P				P	
Service	Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases							S	P				P	6500
Service	Human Services Campus						S	S					P	6500
Service	Ice Machine (over 120 square feet)					P	P		P	P			P	
Service	Janitorial/Cleaning Service					P	P	P	P	P			S	2452

Service	Laboratory - Research Or Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry- Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"					P	P		P			S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only)						P		P	P		S	2100
Service	Loan Office	P	P		P	P	P	P				P	
Service	Locksmith		P	P	P	P	P	P				P	2100
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage								S	P		S	2100
Service	Massage - Parlor						P	P				P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	S	S	P	P	P				P	6514
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	S	S	P	P	P				P	6514 6512 6514
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520
Service	Medical - Hospital Or Sanitarium					S	P	P	S			S	6530
Service	Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases					S	S	P	S			S	6530
Service	Medical - Laboratory Dental Or Medical		S	S	S	P	P	P	P			S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P				P	2163
Service	Medical - Optical Goods Wholesale						P	P	P	P		P	3510
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mortuary - Preparation Only						S		P			S	6700
Service	Movie and/or Game Rentals			P	P	P	P	P				P	2336

Service	Nursing Facility				P	P	P					P	1250
Service	Office Call Center	P	P			P	P	P	P	P		P	
Service	Office Data Processing & Management	P	P			P	P	P	P	P		P	
Service	Office Professional	P	P	P	P	P	P	P	P	P		P	2400
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Party House, Reception Hall, Meeting Facilities					S	P	P	P	S		P	
Service	Pawn Shop						P	P	P			P	2140
Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Radio or Television Station Studio	P	P		P	P	P	P	P	P		P	
Service	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Record Storage Facility (electronic and/or paper)		P			P	P	P	P	P		P	
Service	Reducing Salon				S	P	P	P				P	6511
Service	Rental - Event Specialties (no outside storage and or display allowed)					P	P	S	P			S	
Service	Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted)							P	S	P	P	S	2140
Service	Rooming House				P	P	P	P				P	
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2)	P	P	P	P	P		P				P	
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Specified Financial Institution (see § 35-394)				S	S	S					P	
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	
Service	Studio - Sound And Recording						P	P	P			P	

Service	Tailor Shop			P	P	P	P	P				P	2600
Service	Tattoo Parlor/Studio						P					P	2600
Service	Taxidermist								P	P		S	2140
Service	Temporary Common Worker Employer						S	P		P		P	
Service	Transitional Home					S	S	S	S	S		P	
Service	Tree Cut And Trim Service						S		P	P		S	2000
Service	Watch Repair		P	P	P	P	P	P				P	2140
Social	Club - Private (see definition "Club" in 35-A101)						S	P	P			P	6830
Social	Clubhouse - Civic And Fraternal Organizations. Including Lodges And Meeting Halls				P	P	P	P				P	6830
Storage	Carting, Crating, Hauling, Storage									P	P	S	3600
Storage	Cold Storage									P	P	S	3600
Storage	Fur Dyeing, Finishing And Storing							S	P	P		S	3600
Storage	Moving Company								P	P	P	S	4140
Storage	Pipe Storage									P	P	P	
Storage	Self Service Storage	S	S			P	P	P	P	P	P	P	2324
Storage	Storage, Moving Pod (see definition in Appendix A)	P	P	P	P	P	P	P	P	P	P	S	
Storage	Storage - Outside (Screening From Public ROWs And Adjacent Property Required)							S		S	S	P	S
Storage	Storage - Outside (Open With No Screening Required)									S	S	P	S
Storage	Storage - Outside (Under Roof and Screened)									P	P	S	S
Storage	Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.)	S	S	S	S	S	S	S	S	P	P	P	S
Transportation	Airport - Non-Governmental										S	S	S
Transportation	Bus Shelter (Max size 6'x13')	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Freight Depot									S	P	P	S
Transportation	Heliport (see also Chapter 3		S						S		S	S	S

	City Code)													
Transportation	Helistop (see also Chapter 3 City Code)		S				S	S	S		S	S	P	4110
Transportation	Horse-Drawn Carriage (Base Operations) - Indoor Carriage Storage and/or Animal Boarding only (see also Chapters 5 and 33 of the City Code)								P	P	P	P	P	9372
Transportation	Horse-Drawn Carriage (Base Operations) - Outdoor Carriage Storage and/or Animal Boarding allowed (see also Chapters 5 and 33 of the City Code)							S	S	P	P		S	9372
Transportation	Passenger Depot							S	S	P	P	P	P	4120
Transportation	Transit Bus Maintenance Facility									S	P		NA	
Transportation	Transit Bus Storage Facility									S	P		NA	
Transportation	Transit Center	P	P	P	P	P	P	P	P	P	P	P	S	4133
Transportation	Transit Park & Ride	S	S	P	P	P	P	P	P	P	P	P	S	4133
Transportation	Transit Station	S	S	S	S	S	S	S	S	S	S	S	S	4133
Transportation	Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P	P	P	P	P	P	P	S	4133
Utilities	Radio/Television Antenna, subject to § 35-385(b)	P	P	P	P	P	P	P	P	P	P	P	S	
Utilities	Radio/Television Antenna, unable to comply with § 35-385(b)	S	S	S	S	S	S	S	S	S	S	S	S	
Utilities	Small Wind Energy Systems, subject to § 35-398(a)	S	P	S	S	S	P	P	P	P	P	P	S	
Utilities	Solar Farm, Photovoltaic, subject to § 35-398(b)	S	S	S	S	S	S	S	P	P	P	P	S	
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	P	4234
Utilities	Wireless Communication System, subject to § 35-385(e)	P	P	P	P	P	P	P	P	P	P	P	S	4233
Utilities	Wireless Communication System, subject to § 35-385(d)	S	S	S	S	S	S	S	S	S	S	S	S	4233
Utility	Sanitary Landfill, Solid Waste Facility											S	NA	4345
Warehouse	Office Warehouse (Flex							P		P	P	P	S	3600

	And C-2)																		
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Alcohol	Alcohol - Wine Boutique					P	P	P	P			P	
Alcohol	Alcohol - Winery With Bottling						P		P				
Amusement	Amusement And/Or Theme Park - Outdoor Rides						P	S				P	5310
Amusement	Animal Racetrack And/Or Rodeo Arena								S	S		S	5130
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"					P	P	P				P	5380
Amusement	Bingo Parlor					S	P					P	5300
Amusement	Carnival And/Or Circus - Circus (more than 2 weeks, time limit set by city council on individual case consideration)							S	S	S		S	5300
Amusement	Dance Hall						P	P				P	5110
Amusement	Entertainment Venue (Indoor)					P	P	P	P	P		P	5110
Amusement	Entertainment Venue (Outdoor)						S	S	P	P		P	5110
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Go-Cart Track						S		P			S	5300
Amusement	Museum - public or private	P	P	P	P	P	P	P	P	P		P	5200
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)							S	P			P	5300
Amusement	Racing - Motor Vehicle										S	S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages							P	P			P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages				S	P	P	P				P	
Amusement	Theater - Outdoor Including Drive-In And Amphitheaters									P		P	5110
Amusement	Video Games - Coin Or Token Operated			S	P	P	P	P				P	5320
Animal	Animal Clinic			P	P	P	P	P	P			S	2418

Animal	Animal and pet services (no outdoor training, boarding, runs, pens or paddocks)				P	P	P	P	P	P			P	2720
Animal	Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted)									P	P		S	2720
Animal	Animal - Equestrian Center and Riding Trails (see also 35-348)						S	S					S	
Animal	Animal - Pound Or Shelter								P	P			S	
Animal	Breeder - Small Animal Only								S	P			NA	
Animal	Cemetery - Pets (Limited To Small Animals)					P	P	P					S	6730
Animal	Stockyard											S	NA	9300
Animal	Veterinary Hospital - Large And Small Animal									P			S	2418
Animal	Veterinary Hospital - Small Animal								P	P			S	2418
Auto	Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles)						P	P					NA	2110
Auto	Truck And Heavy Equipment - Auction									P			S	
Auto	Ambulance Service						S	P	P				P	4150
Auto	Auto - Glass Tinting					P	P	P					P	2115
Auto	Auto - Manufacture											P	NA	3770
Auto	Auto And Light Truck - Oil, Lube And Tune Up					P	P	P					NA	2110
Auto	Auto And Light Truck Auction								S	P			P	2110
Auto	Auto And Light Truck Repair						P	P					NA	
Auto	Motor Vehicle Sales (full service)						P	P					NA	
Auto	Motor Vehicle Sales						P	P					S	2110
Auto	Auto - Rental						P	P	P	P			NA	
Auto	Auto - Rental (Pick Up And Drop Off Only in "C-2," "D" and "ERZD")						P	P	P	P	P		P	
Auto	Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2")					P	P						P	2115

Auto	Parking Garage - Commercial or Noncommercial, Subject to 35-384(c) (Parking Structure Design Standards)	S	P				P	P	P	P	P	P	S	
Auto	Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted)							P	P	P	P		S	4155
Auto	Taxi Service - Parking And Dispatch (Washing Or Mechanical Service Permitted)									P	P		S	
Auto	Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)						P	P	S	P			S	2100
Auto	Truck Repair And Maintenance							S		S	P	P	NA	2000
Auto	Truck Stop Or Laundry - Full Mechanical Service And Repair Permitted										P	P	NA	
Auto	Truck Stop Or Laundry - Tire Repair Permitted									S	P	P	S	2000
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"	-	-	-	-	-	-	-	-	-	-	-	-	2110
Auto	Wrecker Service									P	P		NA	2100
Beverage	Beverage Manufacture - Non-Alcohol										P		S	
Church Temple, Mosque	Church Temple, Mosque (facilities that are for worship or study of religion)	P	P	P	P	P	P	P	P	P	P	P	P	6600
Dry Goods - Wholesale	Dry Goods - Wholesale								S	P	P		P	3510
Dwelling	Dwelling - 1 Family (Single-family)								P				P	1100
Dwelling	Dwelling - 1 Family Attached (townhome), see 35-373								P				P	1100
Dwelling	Dwelling - Attached Apartments/Condominiums With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P			P				P	
Dwelling	Dwelling - Attached Apartments/Condominiums						P	P					P	

Industrial	Machine Shop							S	P	P	P	S	7200		
Industrial	Pecan Shelling								S	P	P	P	3110		
Industrial	Printer - Large Scale							S	P	P		S	2400		
Industrial	Rock Crusher									S	P	S	2120		
Industrial	Rug Cleaning								P	P	P	S	2120		
Industrial	Water Well Drilling Contractor									S	P	S	7230		
Industrial	Welding Shop - Limited To Three Employees And Screening Of Outside Storage In "C-3"							S		S	P	P	P	2100	
Manufacturing	Abrasive - Manufacturing										P	P	NA	2610	
Manufacturing	Acetylene Gas - Manufacturing And Storage											P	S	2613	
Manufacturing	Air Products - Manufacturing										S	P	S	3400	
Manufacturing	Artificial Limb Assembly							P	P	S	P	P	P	3400	
Manufacturing	Asbestos Products - Manufacturing											P	NA	3330	
Manufacturing	Asphalt Products - Manufacturing											P	NA	3330	
Manufacturing	Bag Cleaning										P	P	S	2100	
Manufacturing	Battery - Manufacturing											P	NA	3360	
Manufacturing	Beverage - Manufacturing Or Processing										S	P	S	3110	
Manufacturing	Biomedical Products - Manufacturing											S	NA	3000	
Manufacturing	Boat And Marine - Manufacturing											P	S	2600	
Manufacturing	Boiler And Tank Works											P	S	3350	
Manufacturing	Broom, Brush - Manufacturing										P	P	S	3400	
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted										S	P	S	3510	
Manufacturing	Bulk Plant Or Terminal (Includes Bulk Storage of Petro Chemicals)											S			
Manufacturing	Can Manufacture											P	NA		
Manufacturing	Candle - Manufacturing										S	P	S	3400	
Manufacturing	Candy - Manufacturing										S	P	S	3110	
Manufacturing	Canvas Products - Manufacturing										S	P	P	S	3400
Manufacturing	Chemical - Manufacturing											S	S	NA	3320

Manufacturing	Tile - Manufacturing										P	NA	3330			
Manufacturing	Tile, Roofing And Waterproofing Products - Manufacturing										P	NA	3330			
Manufacturing	Tobacco - Processing										P	S	3120			
Manufacturing	Tool - Manufacturing										S	P	S	3400		
Manufacturing	Toy - Manufacturing										P	P	S	3420		
Manufacturing	Trailer - Manufacturing										P	P	S	3400		
Manufacturing	Venetian Blind - Cleaning And Fabrication										S	P	P	S	2100	
Manufacturing	Vulcanizing, Recapping										S	P	NA	3320		
Manufacturing	Water Distillation										S	P	S	3110		
Manufacturing	Wire Products - Manufacturing										P	P	S	3400		
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment										P	NA	3210			
Manufacturing	Wool Pulling And Scouring										P	NA	3000			
Medical	Medical - Surgical Supplies Wholesale										P	S	P	P	P	3510
Processing	Cosmetics - Manufacturing Or Processing										P	S	2600			
Processing	Food And Food Products - Processing										S	P	P	S	3110	
Processing	Punch Concentrate - Processing And Mixing										S	P	P	P	3110	
Processing	Punch Concentrate Products - Mixing Only										S	P	P	P	P	3110
Processing	Used Automotive Parts Recycler										S	NA				
Processing	Recycling Facility Without Outside Storage And/Or Processing (Excluding Metal Recycling Entity)										P	P	S			
Processing	Recycling Facility With Outside Storage And/Or Processing (Excluding Metal Recycling Entity)										P	NA				
Processing	Metal Recycling Entity Without Outside Storage and/or Processing										S	S	S			
Processing	Metal Recycling Entity With Outside Storage and/or Processing										S	NA				
Recreation	Archery Range - Outdoor Permitted										S	P	P	P	5300	

Recreation	Archery Range - Indoor Only					P	P	P	P	P	P	P	5300
Recreation	Athletic Fields - Indoor Only	S	P	P	P	P	P	P	P	P		P	5370
Recreation	Athletic Fields - Outdoor Permitted	S	P	S	S	S	P	P	P	P		P	5370
Recreation	Bowling Alley						P	P	P			P	5380
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Indoor Only		P	P	P	P	P	P	P	P		P	5370
Recreation	Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted		P	S	S	S	P	P	P	P		P	5370
Recreation	Golf Course (See § 35-346 "G" District)											S	5370
Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Gun Range - Indoor Only						S	S	P	P	P	P	5300
Recreation	Gun Range - Outdoor Permitted								S	S	S	S	5300
Recreation	Park - Public Or Private	P	P	P	P	P	P	P	P	P	P	P	5500
Recreation	Performing Art Center - Digital Display Monitor							S					
Recreation	Recreational Facility - Neighborhood (see Definition in Appendix A)			P	P	P	P					P	5370
Recreation	Stable And Equestrian Center								P			S	5300
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120
Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145
Retail	Apothecary - See (Drugstore - Apothecary)												
Retail	Apparel And Accessory Store - Retail			P	P	P	P	P				P	2133
Retail	Appliance and Electronics - Retail (Appliance Sales Incidental To Other Onsite Retail Items in "C-1" and "D")					P	P	P	P			P	2125
Retail	Art Gallery		P	P	P	P	P	P				P	2142
Retail	Bakery - Retail			P	P	P	P	P				P	2154
Retail	Bookstore		P	P	P	P	P	P				P	2135
Retail	Business Machines - Retail		P		S	P	P	P				P	2130

Retail	Camera, Photographic Equipment And Supplies - Retail			P	P	P	P	P				P	2132
Retail	Candy, Nut And Confectionery - Retail			P	P	P	P	P				P	2153
Retail	Computer and Software-Retail			P	P	P	P	P				P	2134
Retail	Convenience Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "I-1"			P	P	P	P	P	P	P		P	2152
Retail	Convenience Store (With Carwash)					S	P		P	P	P	S	2152
Retail	Convenience Store (With Gasoline)					P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash)					S	P		P	P	P	NA	2152
Retail	Dairy Products - Retail			P	P	P	P	P				P	2150
Retail	Drugstore - Apothecary		P	P	P	P	P	P				P	2164
Retail	Dry Goods - Retail			P	P	P	P	P	P			P	2133
Retail	Farm Supplies						S		P	P		P	2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"							P		P	P	P	2140
Retail	Fish Market - Retail			P	P	P	P	P				P	2153
Retail	Flea Market - Indoor							P		P		P	2100
Retail	Flea Market - Outdoor								S	P		P	2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P	2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P	2144
Retail	Food Locker Plant - Retail								S	P		S	2120
Retail	Fruit And Produce - Retail			P	P	P	P	P				P	2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P	2124
Retail	Gift Shop - Retail		S	P	P	P	P	P				P	2140
Retail	Glass - Retail					P	P	P	P			P	2120
Retail	Grocery Store - Limited to Maximum 3,000 Square Foot Total Floor Area in "NC"			P	P	P	P	P				P	2151
Retail	Hardware Sales - Retail (Limited to Maximum 3,000 Square Foot Total Floor Area in "NC")			P	P	P	P	P				P	2122
Retail	Headshop, see also Section							S				P	2143

Retail	Tobacco Store - Retail		P	P	P	P	P	P				P	2143
Retail	Toy Store - Retail			P	P	P	P	P				P	2130
Retail	Trophy Sales, Engraving And Assembly			P	P	P	P	P	P			P	2140
Retail	Variety Store - Retail				P	P	P	P				P	2130
Sales	Boat - Sales And Service						P	P				S	
Sales	Machinery, Tools And Construction Equipment Sales And Service						S	P	P	P		S	2120
Sales	Farm Equipment Sales, Service Or Storage							P	P	P		S	2120
Sales	Oil Well Supplies And Machinery Sales - Used									P		NA	2120
Sales	Portable Building Sales					S	S	P	P	P		P	2120
School	School - Business or Commercial Trade		P			P	P	P				P	6142
School	School - Public University Or College	P	P	P	P	P	P	P	P			P	6130
School	School - Montessori				S	P	P	P				P	6100
School	School - Nursery (Public And Private)		P	P	P	P	P	P				P	6110
School	School - Private Pre- Kindergarten Through 12th Grade and College or University	P	P	P	P	P	P	P				P	9900
School	School - Public Pre- Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
School	Vocational Trade (No Outside Storage & Training Area Permitted)							P	P			S	6140
School	Vocational Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140
Service	Air Conditioning/Refrigeration - Service And Repair						S	P	P			P	2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P				P	2600
Service	Ammunition - Manufacturing, Loading And Storage										S	S	2100
Service	Appliance - Repair Major					P	P	P				P	
Service	Appliance - Repair Small			P	P	P	P					P	2125
Service	Assisted Living Facility, Boarding Home Facility, or			P	P	P	S	P				P	1230

	Service													
Service	Employment Agency	P	P		S	P	P	P					P	2423
Service	Extended Stay Hotel /Motel, Timeshares, Or Corporate Apartment					S	P	P	P				P	
Service	Exterminators								S	P			S	2454
Service	Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)		P	P	P	P	P	P	P	P			P	2150
Service	Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment)							S	P				P	2150
Service	Food, Mobile Food Court (subject to 35-399)					P	P	S	P				S	2550
Service	Food, Mobile Vending (Base Operations)								P	P	P		S	
Service	Funeral Home Or Undertaking Parlor							P	P	P			S	6710
Service	Furniture Repair/Upholstering			P	P	P	P	P	P				S	2124
Service	Gasoline Filling Station (Without Repair Or Carwash)					P	P	S	P	P	P		NA	2116
Service	Gasoline Filling Station (With Repair)						P		P	P	P		NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash)					S	P	S	P	P	P		NA	
Service	Gasoline Filling Station - Fleet						S		P	P	P		NA	
Service	Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P				P	6562
Service	Gunsmith					P	P	P	P				S	2134
Service	Hotel					S	P	P	P				P	
Service	Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases							S	P				P	6500
Service	Human Services Campus						S	S					P	6500
Service	Ice Machine (over 120 square feet)					P	P		P	P			P	
Service	Janitorial/Cleaning Service					P	P	P	P	P			S	2452

Service	Laboratory - Research Or Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry- Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"						P	P		P		S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only)							P		P	P	S	2100
Service	Loan Office	P	P		P	P	P	P				P	
Service	Locksmith		P	P	P	P	P	P				P	2100
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage									S	P	S	2100
Service	Massage - Parlor							P	P			P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	S	S	P	P	P				P	6514
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	S	S	P	P	P				P	6514 6512 6514
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520
Service	Medical - Hospital Or Sanitarium						S	P	P	S		S	6530
Service	Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases						S	S	P	S		S	6530
Service	Medical - Laboratory Dental Or Medical		S	S	S	P	P	P	P			S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P				P	2163
Service	Medical - Optical Goods Wholesale							P	P	P	P	P	3510
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mortuary - Preparation Only							S		P		S	6700
Service	Movie and/or Game Rentals			P	P	P	P	P				P	2336

Service	Nursing Facility				P	P	P					P	1250
Service	Office Call Center	P	P			P	P	P	P	P		P	
Service	Office Data Processing & Management	P	P			P	P	P	P	P		P	
Service	Office Professional	P	P	P	P	P	P	P	P	P		P	2400
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Party House, Reception Hall, Meeting Facilities					S	P	P	P	S		P	
Service	Pawn Shop						P	P	P			P	2140
Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Radio or Television Station Studio	P	P		P	P	P	P	P	P		P	
Service	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Record Storage Facility (electronic and/or paper)		P			P	P	P	P	P		P	
Service	Reducing Salon				S	P	P	P				P	6511
Service	Rental - Event Specialties (no outside storage and or display allowed)					P	P	S	P			S	
Service	Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted)							P	S	P	P	S	2140
Service	Rooming House				P	P	P	P				P	
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2)	P	P	P	P	P		P				P	
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Specified Financial Institution (see § 35-394)				S	S	S					P	
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	
Service	Studio - Sound And Recording						P	P	P			P	

Service	Tailor Shop			P	P	P	P	P				P	2600
Service	Tattoo Parlor/Studio						P					P	2600
Service	Taxidermist								P	P		S	2140
Service	Temporary Common Worker Employer						S	P		P		P	
Service	Transitional Home					S	S	S	S	S		P	
Service	Tree Cut And Trim Service						S		P	P		S	2000
Service	Watch Repair		P	P	P	P	P	P				P	2140
Social	Club - Private (see definition "Club" in 35-A101)						S	P	P			P	6830
Social	Clubhouse - Civic And Fraternal Organizations. Including Lodges And Meeting Halls				P	P	P	P				P	6830
Storage	Carting, Crating, Hauling, Storage									P	P	S	3600
Storage	Cold Storage									P	P	S	3600
Storage	Fur Dyeing, Finishing And Storing							S	P	P		S	3600
Storage	Moving Company								P	P	P	S	4140
Storage	Pipe Storage									P	P	P	
Storage	Self Service Storage	S	S			P	P	P	P	P	P	P	2324
Storage	Storage, Moving Pod (see definition in Appendix A)	P	P	P	P	P	P	P	P	P	P	S	
Storage	Storage - Outside (Screening From Public ROWs And Adjacent Property Required)							S		S	S	P	S
Storage	Storage - Outside (Open With No Screening Required)									S	S	P	S
Storage	Storage - Outside (Under Roof and Screened)									P	P	S	S
Storage	Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.)	S	S	S	S	S	S	S	S	P	P	P	S
Transportation	Airport - Non-Governmental										S	S	S
Transportation	Bus Shelter (Max size 6'x13')	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P
Transportation	Freight Depot									S	P	P	S
Transportation	Heliport (see also Chapter 3		S						S		S	S	S

	City Code)														
Transportation	Helistop (see also Chapter 3 City Code)		S				S	S	S		S	S	P	4110	
Transportation	Horse-Drawn Carriage (Base Operations) - Indoor Carriage Storage and/or Animal Boarding only (see also Chapters 5 and 33 of the City Code)									P	P	P	P	P	9372
Transportation	Horse-Drawn Carriage (Base Operations) - Outdoor Carriage Storage and/or Animal Boarding allowed (see also Chapters 5 and 33 of the City Code)								S	S	P	P		S	9372
Transportation	Passenger Depot							S	S	P	P	P	P	4120	
Transportation	Transit Bus Maintenance Facility									S	P		NA		
Transportation	Transit Bus Storage Facility									S	P		NA		
Transportation	Transit Center	P	P	P	P	P	P	P	P	P	P	P	S	4133	
Transportation	Transit Park & Ride	S	S	P	P	P	P	P	P	P	P	P	S	4133	
Transportation	Transit Station	S	S	S	S	S	S	S	S	S	S	S	S	4133	
Transportation	Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40')	P	P	P	P	P	P	P	P	P	P	P	S	4133	
Utilities	Radio/Television Antenna, subject to § 35-385(b)	P	P	P	P	P	P	P	P	P	P	P	S		
Utilities	Radio/Television Antenna, unable to comply with § 35-385(b)	S	S	S	S	S	S	S	S	S	S	S	S		
Utilities	Small Wind Energy Systems, subject to § 35-398(a)	S	P	S	S	S	P	P	P	P	P	P	S		
Utilities	Solar Farm, Photovoltaic, subject to § 35-398(b)	S	S	S	S	S	S	S	P	P	P	P	S		
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	P	4234	
Utilities	Wireless Communication System, subject to § 35-385(e)	P	P	P	P	P	P	P	P	P	P	P	S	4233	
Utilities	Wireless Communication System, subject to § 35-385(d)	S	S	S	S	S	S	S	S	S	S	S	S	4233	
Utility	Sanitary Landfill, Solid Waste Facility											S	NA	4345	
Warehouse	Office Warehouse (Flex							P		P	P	P	S	3600	

	Space) - Outside Storage Not Permitted except in the I-2 district																		
Warehousing	Warehousing							S	P	P	P		S						3600
Wholesale	Bakery - Wholesale								S	P			P						3520
Wholesale	Barber And Beauty Equipment - Wholesale							P	P	P			P						3510
Wholesale	Camera, Photographic Equipment And Supplies - Wholesale							S	P	P	P		S						3510
Wholesale	Dairy Equipment Sales - Wholesale											P	P		P				3510
Wholesale	Dairy Products - Wholesale											P		P					3520
Wholesale	Drug Sales - Wholesale									P	P		P						3520
Wholesale	Fish Market - Wholesale									P	P		P						3520
Wholesale	Florist - Wholesale							P	P	P	P		P						3520
Wholesale	Food Products - Wholesale And Storage									P	P		P						3520
Wholesale	Fruit And Produce - Wholesale									S	P		P						3520
Wholesale	Furniture Sales - Wholesale							P		P	P		P						3510
Wholesale	Glass - Wholesale							P		P	P		P						2120
Wholesale	Grocery - Wholesale											P	P		P				3520
Wholesale	Hardware Sales - Wholesale									P	P		P						3510
Wholesale	Office Equipment And Supply - Wholesale (Incidental To Other Onsite Retail Items In "D")							P	P	P	P		P						3520
Wholesale	Paper Supplies - Wholesale (Incidental To Onsite Retail Items In "C-3" And "D")							P	P	P	P	P	P						3520
Wholesale	Nursery - Plant Wholesale Onsite Growing Permitted							P		P			S						9140
Wholesale	Plumbing Fixtures - Wholesale							S	S	P	P		P						3510
Wholesale	Shoe - Wholesale No Manufacturing							P	P	P			P						3520
Wholesale	Sporting Goods - Wholesale (Incidental To Onsite Retail Items In "D")									P	P	P		P					3510
Wholesale	Stone Monument - Retail And Wholesale									P	P		P						2130
Wholesale	Tamale - Preparation Wholesale (Less Than 2,000 Square Foot In "C-1")					S	S	P	P	P	P		P						3520

	And C-2)																		
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UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services
Address: 1901 S Alamo St
Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov
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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (*if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4*)

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

Add "any increases above 10% in the total floor area shown on the approved site plan" and "any removal of a requirement restriction or prohibition a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all DZ-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" and "any removal of a requirement restriction or prohibition a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all IDZ-2 and IDZ-3 greater than 1 acre

UDC 2021 Proposed Amendment

Amendment 10-2**Applicant: Development Services on behalf of Zoning Commission****Amendment Title** – ‘Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning

Applications submitted after November 1, 2018.’

Amendment Language:

- (b) **Use Regulations.** The "IDZ" may be approved as an overlay district. The "IDZ" may be approved as a base zoning district and must specify if the request is for "IDZ-1" Limited Intensity Infill Development Zone, "IDZ-2" Mid Intensity Infill Development Zone, or "IDZ-3" High Intensity Infill Development Zone, and the ordinance shall include an indication of gross density for all residential uses in units per acre, the list of zoning districts and/or permitted uses.

(8) **Amendments to "IDZ" Site Plan.**

- C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

8. Any increase above 10% in the total floor area shown on the approved site plan.
9. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

- D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

6. Any increase above 30% in the total buildable area shown on the approved site plan.
7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 22, 2022*****

Amendment 10-2

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – ‘Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning

Applications submitted after November 1, 2018.’

Amendment Language:

- (b) **Use Regulations.** The "IDZ" may be approved as an overlay district. The "IDZ" may be approved as a base zoning district and must specify if the request is for "IDZ-1" Limited Intensity Infill Development Zone, "IDZ-2" Mid Intensity Infill Development Zone, or "IDZ-3" High Intensity Infill Development Zone, and the ordinance shall include an indication of gross density for all residential uses in units per acre, the list of zoning districts and/or permitted uses.

(8) **Amendments to "IDZ" Site Plan.**

- C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

8. Any increase above 10% in the total floor area shown on the approved site plan.
9. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

- D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

6. Any increase above 15% in the total buildable area shown on the approved site plan.
7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services
Address: 1901 S Alamo St
Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov
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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Change Convenience Store (With Gasoline) from permitted use to specific use in C-2 Zoning
in Table 311-2 Nonresidential Use Matrix

UDC 2021 Proposed Amendment

Amendment 10-3

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – ‘Sec. 35-311 -Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBSC Function)
Retail	Convenience Store (With Gasoline)					SP	P	S	P	P	P	NA	2152

UDC 2021 Proposed Amendment

*****Recommended Denial by PCTAC on February 14, 2022*****

Amendment 10-3

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – ‘Sec. 35-311 -Use Regulations.’

Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Convenience Store (With Gasoline)					SP	P	S	P	P	P	NA	2152



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

Signature: _____ Date: _____
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Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (*RID*)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

A zoning request being amended to decrease the density of single-family shall not require renotification

UDC 2021 Proposed Amendment

Amendment 10-4**Applicant: Development Services on behalf of Zoning Commission****Amendment Title** – ‘Sec. 35-403 – Notice Provisions.’**Amendment Language:**

(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.

- (4) **Zoning Intensity.** For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification.
- A. The following requests for zoning shall require renotification:
- i. Amending a zoning request to or from any multi-family district;
- *****
- B. The following requests for zoning shall not require renotification:
- i. Amending a zoning request to decrease the density of a multi-family district, notwithstanding subsection (d)(4)A.i. above,
 - ii. Amending a zoning request to change a use in an IDZ base or overlay district that will decrease density or intensity consistent with Table 403-2; or
 - iii. Request of the property owner for imposition of "NA" or "R" suffix for "C-2" or "C-3" districts.
 - iv. Amending a zoning request to decrease the density of single-family district.

UDC 2021 Proposed Amendment

***** Recommended Approval by PCTAC on April 11, 2022 *****

Amendment 10-4

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – ‘Sec. 35-403 – Notice Provisions.’

Amendment Language:

(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.

- (4) **Zoning Intensity.** For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification.
- A. The following requests for zoning shall require renotification:
- i. Amending a zoning request to or from any multi-family district;
- *****
- B. The following requests for zoning shall not require renotification:
- i. Amending a zoning request to decrease the density of a multi-family district, notwithstanding subsection (d)(4)A.i. above,
 - ii. Amending a zoning request to change a use in an IDZ base or overlay district that will decrease density or intensity consistent with Table 403-2; or
 - iii. Request of the property owner for imposition of "NA" or "R" suffix for "C-2" or "C-3" districts.
 - iv. Amending a zoning request to decrease the density of single-family district.



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission Organization (if applicable): Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 Email: catherine.hernandez@sanantonio.gov

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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

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 the comprehensive land use category definition

UDC 2021 Proposed Amendment

Amendment 10-5**Applicant: Development Services on behalf of Zoning Commission****Amendment Title** – ‘Sec. 35-A101. -Definitions and Rules of Interpretation.’**Amendment Language:**

Comprehensive land use category. Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for elements of the comprehensive plan. 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:

UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022 *****

Amendment 10-5

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – ‘Sec. 35-A101. -Definitions and Rules of Interpretation.’

Amendment Language:

Comprehensive land use category. Land use categories designated in the comprehensive/master planning process. The following shall be the designated comprehensive land use categories for elements of the comprehensive plan. Additionally, special districts, as defined in Article III, Division 5, 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:

UDC 2021 Proposed Amendment

Amendment 5-49**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’**Amendment Language:**

Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, [IDZ-1](#), MH, MHC, MHP, [MXD](#), and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, [IDZ-1](#), [IDZ-2](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- ~~IDZ~~ PUD ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, [IDZ-2](#), [IDZ-3](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.

- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: 0-1, NC, ~~and~~ C- 1, IDZ-1. and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: 0-1.5, NC, C-1, ~~and~~ C-2, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial - includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: 0-1.5, 0-2, C- 2, C-3, L, ~~and~~, BP, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use - contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, 0-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1 and AE-2, IDZ-1, and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: [R-1](#), [R-2](#), RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, 0-1, 0-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ -1](#), [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use - contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged.

Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, 0-1.5, 0-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use - provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: [R-1](#), [R-2](#), RM-4, MF-18, MF-25, MF-33, 0-1, 0-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), ~~and~~ [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use- accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication,

processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1,AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), and [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on May 9, 2022*****

Amendment 5-49

Applicant: Development Services

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’

Amendment Language:

Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, [IDZ-1](#), MH, MHC, MHP, [MXD](#), and NC.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.
- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: [R-1](#), [R-2](#), R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, [IDZ-1](#), [IDZ-2](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.
- ~~IDZ~~ PUD ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities.

This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, [IDZ-2](#), [IDZ-3](#), MH, MHC, ~~and~~ MHP, ~~and~~ [MXD](#).

- Typical densities in this land use category would range from 25 to 50 dwelling units per acre.

- ~~IDZ~~, PUD, ~~MXD~~, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: 0-1, NC, ~~and~~ C- 1, IDZ-1. and MXD.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: 0-1.5, NC, C-1, ~~and~~ C-2, IDZ-1, IDZ-2, and M X D.

- ~~IDZ~~, PUD, ~~MXD~~, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial - includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well- designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: 0-1.5, 0-2, C- 2, C-3, L, ~~and~~ , BP, IDZ-1, IDZ-2, and M X D.

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Neighborhood Mixed-Use - contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, 0-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1 and AE-2, IDZ-1, and MXD.

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Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: [R-1, R-2](#), RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, 0-1, 0-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ -1, IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

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Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, 0-1.5, 0-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use - provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: [R-1, R-2](#), RM-4, MF-18, MF-25, MF-33, 0-1, 0-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, ~~and AE-4~~, [IDZ-1, IDZ-2, IDZ-3, and MXD](#).

- ~~IDZ, PUD, MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use- accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication,

processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce. Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1,AE-2, AE-3, ~~and~~ AE-4, [IDZ-1](#), [IDZ-2](#), [IDZ-3](#), and [MXD](#).

- ~~IDZ~~, PUD, ~~MXD~~, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.



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 2021 Proposed Amendment

***** Recommended Approval by PCTAC on April 11, 2022 *****

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~~ ~~1,500-feet~~ 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 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 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.](#)

UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

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.

The stormwater management standards [and engineering report](#) shall apply to all other infill development not listed above.



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	—	35/2-1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2-1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2-1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2-1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2-1/2	—	—

R-4 ¹	4,00 0		11	20	35	150	10	—	5	20	35/2- ½	—	—
R-3 ^{1,14}	3,00 07		—	15	20	—	10	35	5	10	<u>25/1- 1/2</u> 35/3	70% oflot area	—
R-2 ^{1,14}	2,00 0	2.99 9	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% oflot area	—
R-1 ^{1,14}	1,25 0	1.99 9	—	15	20	—	10	—	5	5	<u>25/1- 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" ^{1,4,8}	—		65	50	50	—	—	20 ³ , 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	35/2-1/2		
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

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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

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) ****	FrontSetback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#ofstories) ^{11, 14}	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10-acres		0.1	—	—	—	15	—	5	—	35/2 -1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2 -1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1/2	—	R-4 ¹	4,000

R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	<u>35/2- 1/2</u> 35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% of lot area	—
R-11 ^{1,15}	1,250	1.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,000		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" 1,4	—		65	50	50	—	—	20 ^{3,4,6}	5	10	—	—	—
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	43,560		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	25 acres*	0.04				15		5		35/2-1/2		35/2-1/2
FR-Ag Commercial	25 acres*					15		5		35/2-1/2		35/2-1/2
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			

Note (14) Half story. An uppermost story containing 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, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1

Note (15) The off-street parking requirement is waived in the "R-1" Residential Single-Family District.



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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022 *****

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. [The permitted number of STR's in any block face, or within any multi-family structure, shall not round up.](#)

[Example: 14 dwelling units on a residential block face x 12.5% = 1.75 STR's \(1 Short Term Rental is permitted\).](#)

- (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.

[On or after January 1, 2023, renewal applications formerly administratively approved by means of rounding will be eligible for renewal without acquiring a special exception from the Board of Adjustment. New applications will be required to obtain a special exception, in accordance with Section 35-399.03, if the density exceeds 12.5% of the units on the block face.](#)

- (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: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: [Handwritten 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 2020 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022 *****

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 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, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall-not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1



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: [Handwritten 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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022 *****

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 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.

[For Change of Zoning and Future Land Use Plan Amendment applications, the applicant shall provide proof of a meeting with all registered neighborhood associations within 200 feet of the subject property, or proof of an attempt to meet with all registered neighborhood associations within 200 feet with the application.](#)

- (b) **Recommended Procedures.**

- (1) **Meetings.** The applicant may facilitate at least 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 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, 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 effected 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.** To be most effective an applicant 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.** 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. 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. 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: 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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 25, 2022*****

Amendment 16-8

Applicant: Tier One Neighborhood Coalition – Cynthia Spielman

Amendment Title – ‘Sec. 35-403. – Notice Provisions.’

Amendment Language:

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
Type of Notice	Amendments to Master Plan	Amendments to future land use or text changes to the Community, Neighborhood, Perimeter or Sector Plans	Rezoning	Master Development Plan	Items Requiring Public Hearing Before the Board of Adjustments	Subdivision Plat, Major	Subdivision Plat, Minor	Certificate of Appropriateness (Not Including Administrative Approval Certificates)	Permits, Orders or Approvals Not Mentioned Requiring Public Hearing	Report for Demolition of a Historic Landmark or Potential Historic Landmark	Historic Designation Application Approved by Historic Preservation Officer	Applications within Neighborhood Conservation Districts and Historic Districts
Publication: Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	*	—	*	*(6)	*(6)	—	*	—	—	
Mail: Written notice of the public hearing shall be sent.	—	*(1)(2)	*(1)(2)	—	*(1)(2)	*(6)	*(6)	—	*(1)	*(1)(2)	*(2)(8)	
Internet: Post notice on the city's Internet website until the process has been completed.	*(7)	*	*	*(7)	*	*(7)	*(7)	*	*	*	—	
Signage: Post a sign on the property subject to the application. Signs to be installed and provided by the city	—		*(4)(5)	—	—	—	—	*	—	*(3)	—	
E-Mail: Courtesy Reports of Applications shall be sent.												*(9)

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 [and registered community organizations, per Sec. 35-408](#), 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: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition

Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Signature: [Handwritten 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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

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 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 and associations and community organizations.
- (b) **Contents.** A neighborhood registry shall be maintained by the communications and engagement department ~~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 (as applicable).
 - 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 communications and engagement 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. Individuals ~~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: 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	10,000	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 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 declivity 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 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

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) ****	FrontSetback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#ofstories) ¹¹	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10-acres		0.1	—	—	—	15	—	5	—	35/2-1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2-1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2-1/2	—	—

R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2- 1/2	—	R-4 ¹	4,000
R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	35/3	50% of lot area	—
R-1 ¹	1,250	1.999	—	15	20	—	10	—	5	5	35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	65% of lot area	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	65% of lot area	—
RM-4 ¹	4,000		11	15	15	80	10	—	5	10	35/3	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	10,000	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 MajorNode				20			0	35	10 ²		30 ²	35	
UD MinorNode				20			0	35	10 ²		30 ²	25	6,000
RD-Single-family	43,560		1	100	120		15		5	30		35/2-½	
RD MajorNode				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 Commercial	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

<p>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.</p>
<p>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.</p>
<p>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).</p>
<p>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.</p>
<p>Column (G): Maximum lot widths apply only to detached single-family residential development.</p>
<p>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).</p>
<p>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.</p>
<p>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 decline 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).</p>
<p>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.</p>
<p>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</p>

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.



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

Part 1. Applicant Information

Name: Cosima Colvin Organization (if applicable): Tier One Neighborhood Coalition
 Address: [REDACTED]
 Phone: [REDACTED] Email: [REDACTED]
 Signature: Cosima Colvin Digitally signed by Cosima Colvin Date: 2022.01.24 10:28:58 -08'00' Date: 1/24/2022
 (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-A101(b) Add a definition for a One-Over-One Light Division Window to Appendix A to clarify terminology in NCD Design Standards
A window with a primary horizontal division separating upper and lower sashes or lights.
The division shall be by a true meeting rail, or true muntin, meaning a through-glass dividing member separating the upper and lower lights, or panes of glass.

UDC 2021 Proposed Amendment

Amendment 16-13

Applicant: Tier One Neighborhood Coalition – Cosima Colvin

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’

Amendment Language:

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

One-over-one light division window. A window with a primary horizontal division separating upper and lower sashes, or lights. The division shall be by a true meeting rail, or true muntin, meaning a through-glass dividing member separating the upper and lower lights, or panes of glass.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on April 25, 2022*****

Amendment 16-13

Applicant: Tier One Neighborhood Coalition – Cosima Colvin

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretation.’

Amendment Language:

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

One-over-one light division window. A window with a primary horizontal division separating upper and lower sashes, or lights. The division shall be by a true meeting rail, or true muntin, meaning a through-glass dividing member separating the upper and lower lights, or panes of glass.



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Douglas Melnick Organization (if applicable): CoSA - Office of Sustainability/SWMD

Address: 100 W. Houston Street, 7th Floor, San Antonio 78205

Phone: 210-207-1721 Email: douglas.melnick@sanantonio.gov

Signature: Douglas Melnick Digitally signed by Douglas Melnick
Date: 2022.01.31 14:43:42 -06'00' 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)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Clarified language in existing solar array language found in 35-398(b) and added new language for additional solar typologies: rooftop solar (35-398(c)) and solar canopies (35-398(d)).

UDC 2021 Proposed Amendment

Amendment 18-7**Applicant: Office of Sustainability****Amendment Title** – ‘Sec. 35-398. – Renewable Energy Systems.’**Amendment Language:**

(b) Solar Farms:

1. **Applicability.** The purpose of this subsection is to provide standards for fixed-panel photovoltaic solar farms consisting of ground-mounted solar panels that capture energy from the sun and convert it to electricity. This includes, but is not limited to, solar farms sited on closed landfills and other brownfield sites (also known as “brightfields”), pollinator-friendly solar, and solar farms co-located with productive agricultural land (also known as “agrivoltaics”). The provisions of this section are based on a ground-mounted photovoltaic facility using a rammed post construction technique and panels that support the flow of rainwater between each module and the growth of vegetation beneath the arrays and limiting the impacts of stormwater runoff. The rammed post construction technique allows for minimal disturbance to the existing ground and grading of the site. Based on the assumed solar farm design, the City of San Antonio finds the use to be low intensity with minimal trip generation, low amounts of impervious cover, and low emission thus the use is compatible in non-urbanized, low-density areas with other agricultural and scattered industrial uses.

2. **Site Development Standards:**

- a. Height: The solar panel arrays shall be constructed to a height that does not reasonably interfere with other activities and uses. ~~The average height of the solar panel arrays shall not exceed twelve (12) feet.~~ The height regulations for all other structures are included in the Unified Development Code, Article III Zoning, Table 310-1.

- h. On-site power lines shall be buried except when connecting to existing overhead utility lines and solar infrastructure, including, but not limited to, panels, inverters, and distribution boards. ~~Customer owned on-site power lines shall be buried except where connecting to existing overhead utility lines~~ This requirement shall not apply to fiber optic connections.

4. **Submittal Requirements:** Building permits are required for solar farms. Plans shall contain the following:

- b. A description of the electrical generating capacity ~~and~~ means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.

- g. Plan for systems performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrument to be used.

- 6. **Discontinuation.** A solar farm shall be considered abandoned after ~~three (3)~~~~one (1)~~ years without energy production. The ~~solar facility~~ ~~property~~ owner shall remove all solar farm equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.
- 7. Design Exceptions for Solar Farms on Closed Landfills and Other Brownfield Sites. A solar farm located on a closed landfill that is properly capped in accordance with local and state law or on other brownfield sites shall not be required to adhere to the rammed post construction technique. Solar farms on these sites shall be permitted to be designed and built with structures that are ballasted and do not penetrate the surface.

(c) Rooftop Solar Arrays

- 1. Applicability. The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of rooftop-mounted panels that capture energy from the sun and convert it to electricity.
- 2. Site Development Standards:
 - a. Site Design: Specifications for site design and development, including but not limited to, system height, system mounting, landscape buffers, stormwater management, and location of power lines and wires, shall be determined between the City of San Antonio and other contractual parties, as applicable.
 - b. Roof Access: System layout shall meet local fire department, code, and ordinance requirements for roof access.
 - c. Signage: Signage shall conform to Chapter 28 of the Municipal Code as well as any sign limitations of the zoning district, where applicable.
 - d. All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.
- 3. Permitted Use. Rooftop solar arrays shall be permitted ("P") by right on any eligible and viable structure, pending approval from CPS Energy.
- 4. Submittal Requirements: Building permits are required for rooftop solar arrays. Plans shall contain the following:
 - a. A plot plan, drawn to scale, of the property indicating the total site acreage, tree preservation, location of all structures, the proposed location of the solar panels, the distances of the solar panels to structures and equipment on the building rooftop as well as distances to the property lines, as applicable. The plot plan shall include any electric lines and/ or overhead utility lines.
 - b. A description of the electrical generating capacity, means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.
 - c. Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a rooftop solar array.
 - d. Structural engineering analysis for a solar panel, array and its foundation, as applicable.
 - e. Manufacturer's recommended installations, if any.
 - f. Documentation of land ownership and/or legal authority to construct on the property.
 - g. Plan for system performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrumentation to be used.

5. Compliance With Other Regulations:

1. Building permit applications for rooftop solar arrays shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the city's adopted electrical code and that has been pre-approved by CPS Energy as meeting their Distribution Generation Requirements and Guidelines.
2. Within the city limits, an executed interconnection agreement with CPS Energy is required prior to certificate of occupancy. In the ETJ the interconnection agreement shall be provided prior to utility connection. This subsection does not waive any requirements of the city's building code, electrical code or other technical codes as applicable.
6. Discontinuation. A rooftop solar array shall be considered abandoned after three (3) years without energy production. The property owner shall remove all solar equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.

(d) Solar Canopies

1. Applicability. The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of raised or lofted panels that capture energy from the sun and convert it to electricity. A raised or lofted "canopy" system may be deployed over parking facilities, grounds, and surfaces. Such systems should not substantially impact or interfere with operations and activities beneath the canopies once the solar canopy system is operational.
2. Site Development Standards:
 - a. Site Design: Specifications for site design and development, including but not limited to, system height, system mounting, landscape buffers, stormwater management, and location of power lines and wires, shall be determined between the City of San Antonio and other contractual parties, as applicable.
 - b. Signage: Signage shall conform to Chapter 28 of the Municipal Code as well as any sign limitations of the zoning district, where applicable.
 - c. All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.
3. Permitted Use. Solar canopies shall be permitted ("P") by right on any eligible and viable facilities, grounds, and surfaces, pending approval from CPS Energy.
4. Submittal Requirements: Building permits are required for solar canopies. Plans shall contain the following:
 - a. A plot plan, drawn to scale, of the property indicating the total site acreage, landscape and buffer areas, tree preservation, location of all structures, the proposed location of the solar panels, the distances of the solar panels to structures on the property as well as distances to the property lines, as applicable. The plot plan shall include any roads, electric lines and/ or overhead utility lines.
 - b. A description of the electrical generating capacity, means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.
 - c. Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a solar canopy.
 - d. Structural engineering analysis for a solar panel, array and its foundation, as applicable.
 - e. Manufacturer's recommended installations, if any.
 - f. Documentation of land ownership and/or legal authority to construct on the property.
 - g. Plan for system performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrumentation to be used.

5. Compliance With Other Regulations:

1. Building permit applications for solar canopies shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the city's adopted electrical code and that has been pre-approved by CPS Energy as meeting their Distribution Generation Requirements and Guidelines.
2. Within the city limits, an submitted interconnection agreement with CPS Energy is required prior to certificate of occupancy. In the ETJ the interconnection agreement shall be provided prior to utility connection. This subsection does not waive any requirements of the city's building code, electrical code or other technical codes as applicable.
6. Discontinuation. A solar canopy shall be considered abandoned after three (3) years without energy production. The property owner shall remove all solar canopy equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on March 8, 2022*****

Amendment 18-7

Applicant: Office of Sustainability

Amendment Title – ‘Sec. 35-398. – Renewable Energy Systems.’

Amendment Language:

STATEMENT OF PURPOSE

Renewable energy systems provide regulations for wind and solar energy generation uses and operations. The regulations codified herein are intended to provide an efficient way of producing renewable energy sources and balancing those against appropriate regulations for safety.

Wherever possible, renewable energy installations, including solar installations, should consider the placement, height, and design of solar panels, solar arrays, and solar farms to ensure that the systems do not reasonably interfere with other activities and uses.

(b) **Solar Farms:**

1. **Applicability.** The purpose of this subsection is to provide standards for fixed-panel photovoltaic solar farms consisting of ground-mounted solar panels that capture energy from the sun and convert it to electricity. This includes, but is not limited to, solar farms sited on closed landfills and other brownfield sites (also known as “brightfields”), pollinator-friendly solar, and solar farms co-located with productive agricultural land (also known as “agrivoltaics”). The provisions of this section are based on a ground-mounted photovoltaic facility using a rammed post construction technique and panels that support the flow of rainwater between each module and the growth of vegetation beneath the arrays and limiting the impacts of stormwater runoff. The rammed post construction technique allows for minimal disturbance to the existing ground and grading of the site. Based on the assumed solar farm design, the City of San Antonio finds the use to be low intensity with minimal trip generation, low amounts of impervious cover, and low emission thus the use is compatible in non-urbanized, low-density areas with other agricultural and scattered industrial uses.
2. **Site Development Standards:**

~~c. **Height:** The average height of the solar panel arrays shall not exceed twelve (12) feet. The height regulations for all other structures are included in the Unified Development Code, Article III Zoning, Table 310-1.~~

~~c. **d.-Landscaping Buffer:** The primary use of the property shall determine the buffer requirement. Where a ground-mounted photovoltaic solar farm is the primary use the property shall be considered agricultural for the purposes of buffer requirements. There is no requirement for screening from public streets.~~

~~d. **e.-Stormwater Management:** Fixed panel solar arrays shall be considered pervious and any fee in lieu of detention shall be considered based on impervious cover. The impervious cover calculation shall include the support posts of the panels, any roads or impervious driveway surfaces, parking areas and buildings on the site.~~

- e. ~~f.~~ **Subdivision:** A property developed pursuant to this subsection shall be required to plat however water and sewer connections shall not be required. Suitable fire department access shall be required. Outside of the city limits the county fire marshal shall make the determination of required fire access.
- f. ~~g.~~ **Signage:** Signage shall conform to Chapter 28 of the Municipal Code as well as any sign limitations of the zoning district.
- g. ~~h.~~ Customer owned on-site power lines shall be buried except where connecting to existing overhead utility lines. This requirement shall not apply to fiber optic connections.
- h. ~~i.~~ **Fencing:** Due the unique security requirements of this land use, and to facilitate the educational value of seeing this land use, fencing up to eight (8) feet in height is permitted provided the fencing material is predominantly open as defined in Appendix A.
- i. ~~j.~~ All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.

- h. On-site power lines shall be buried except when connecting to existing overhead utility lines and solar infrastructure, including, but not limited to, panels, inverters, and distribution boards, or any other infrastructure at utility voltage. ~~Customer owned on-site power lines shall be buried except where connecting to existing overhead utility lines~~ This requirement shall not apply to fiber optic connections.

4. **Submittal Requirements:** Building permits are required for solar farms. Plans shall contain the following:

- d. A description of the electrical generating capacity ~~and~~ means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.

- g. Plan for systems performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrument to be used.

6. **Discontinuation.** A solar farm shall be considered abandoned after three (3)~~one (1)~~ years without energy production. The solar facility ~~property~~ owner shall remove all solar farm equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.
7. Design Exceptions for Solar Farms on Closed Landfills and Other Brownfield Sites. A solar farm located on a closed landfill that is properly capped in accordance with local and state law or on other brownfield sites shall not be required to adhere to the rammed post construction technique. Solar farms on these sites shall be permitted to be designed and built with structures that are ballasted and do not penetrate the surface.

(c) Rooftop Solar Arrays

1. Applicability. The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of rooftop-mounted panels that capture energy from the sun and convert it to electricity.
2. Site Development Standards:
 - a. All solar installations shall be in compliance with Texas Local Government Cod Sec. 229.101.
 - b. All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.
3. Permitted Use. Rooftop solar arrays shall be permitted ("P") by right on any viable structure, pending approval from CPS Energy.
4. Submittal Requirements: Building permits are required for rooftop solar arrays. Plans shall contain the following:
 - a. A plot plan, drawn to scale, of the property indicating the total site acreage, tree preservation, location of all structures, the proposed location of the solar panels, the distances of the solar panels to structures and equipment on the building rooftop as well as distances to the property lines, as applicable. The plot plan shall include any electric lines and/ or overhead utility lines.
 - b. A description of the electrical generating capacity means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.
 - c. Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a rooftop solar array.
 - d. Structural engineering analysis for a solar panel, array and its foundation, as applicable.
 - e. Manufacturer's recommended installations, if any.
 - f. Documentation of land ownership and/or legal authority to construct on the property.
 - g. Plan for system performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrumentation to be used.
5. Compliance With Other Regulations:
 1. Building permit applications for rooftop solar arrays shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the city's adopted electrical code and that has been pre-approved by CPS Energy as meeting their Distribution Generation Requirements and Guidelines.
 2. Within the city limits, an executed interconnection agreement with CPS Energy is required prior to certificate of occupancy. In the ETJ the interconnection agreement shall be provided prior to utility connection. This subsection does not waive any requirements of the city's building code, electrical code or other technical codes as applicable.
6. Discontinuation. A rooftop solar array shall be considered abandoned after three (3) years without energy production. The property owner shall remove all solar equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.

(d) Solar Canopies

1. Applicability. The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of raised or lofted panels that capture energy from the sun and convert it to electricity. A raised or lofted "canopy" system may be deployed over parking facilities, grounds, and surfaces. Such systems should not substantially impact or interfere with operations and activities beneath the canopies once the solar canopy system is operational.

2. Site Development Standards:
 - a. All solar installations shall be in compliance with Texas Local Government Cod Sec. 229.101.
 - c. All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.
3. Permitted Use. Solar canopies shall be permitted ("P") by right on any viable facilities, grounds, and surfaces, pending approval from CPS Energy.
4. Submittal Requirements: Building permits are required for solar canopies. Plans shall contain the following:
 - a. A plot plan, drawn to scale, of the property indicating the total site acreage, landscape and buffer areas, tree preservation, location of all structures, the proposed location of the solar panels, the distances of the solar panels to structures on the property as well as distances to the property lines, as applicable. The plot plan shall include any roads, electric lines and/ or overhead utility lines.
 - b. A description of the electrical generating capacity means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.
 - c. Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a solar canopy.
 - d. Structural engineering analysis for a solar panel, array and its foundation, as applicable.
 - e. Manufacturer's recommended installations, if any.
 - f. Documentation of land ownership and/or legal authority to construct on the property.
 - g. Plan for system performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrumentation to be used.
5. Compliance With Other Regulations:
 1. Building permit applications for solar canopies shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the city's adopted electrical code and that has been pre-approved by CPS Energy as meeting their Distribution Generation Requirements and Guidelines.
 2. Within the city limits, a submitted interconnection agreement with CPS Energy is required prior to certificate of occupancy. In the ETJ the interconnection agreement shall be provided prior to utility connection. This subsection does not waive any requirements of the city's building code, electrical code or other technical codes as applicable.
6. Discontinuation. A solar canopy shall be considered abandoned after three (3) years without energy production. The property owner shall remove all solar canopy equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 760.

Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretations.’

Amendment Language:

Solar Farm: an installation or area of land or water in which a collection of solar arrays are set up for the primary purpose to generate electricity and is connected at utility voltage.

Solar Array: a collection of linked solar panels, also known as photovoltaic panels, for the production of electricity.

Solar Canopy: an elevated structure that hosts solar array(s) and provides shade. The overhead solar canopy is typically installed in parking lots, playground areas, or other paved areas.



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, Zaramora 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 2021 Proposed Amendment

***** Recommended Approval by PCTAC on April 11, 2022 *****

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 Internal Parties

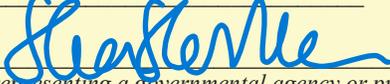
(City of San Antonio Departments)

Part 1. Applicant Information

Name: Shanon Miller Organization (if applicable): Office of Historic Preservation

Address: 1901 S Alamo

Phone: 210-207-0035 Email: shanon.miller@sanantonio.gov

Signature:  Date: 1.31.22
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

35-338 RIO. See Attached.

UDC 2021 Proposed Amendment

Amendment 20-17**Applicant:** Office of Historic Preservation**Amendment Title** – ‘Sec. 35-338. – “RIO” River Improvement Overlay Districts’**Amendment Language:**

Sec. 35-338. - "RIO" River Improvement Overlay Districts.

STATEMENT OF PURPOSE

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River, ~~and~~ San Pedro Creek, [Woodlawn Lake area](#), and their improvements by establishing design standards and guidelines for properties located near the river or creek. ~~The San Antonio River and San Pedro creek~~ [San Antonio’s waterways](#) are a unique and precious natural, cultural and historic resources that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of seven (7) geographic areas.

Specific purposes of the river improvement overlay are as follows:

- *Protect and enhance the overall character of the San Antonio River, ~~and~~ San Pedro Creek, [and Woodlawn Lake area](#).*
- *Protect and enhance the unique experiences along the length of the river or creek as well as define development nodes of greater activity.*
- *Preserve and protect the distinctive historic character of the Riverwalk and the Hugman features.*
- *Promote the integration of the street and river or creek levels.*
- *Prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.*
- *Maintain the openness and natural habitat of the river or creek, access to its trails and provide safety for its users.*
- *Assure that development near the river or creek is compatible with a future vision of a series of mixed-use neighborhoods with commercial and residential nodes that orient to the river or creek and/or stimulate redevelopment of existing commercial corridors.*
- [Preserve the scenic and natural qualities of Woodlawn Lake including existing outward views from Woodlawn Lake Park.](#)

The river improvement overlay implements the following policies of the master plan:

- *Economic Development, Policy 2b: Promote consistency in the development process.*
- *Neighborhoods, Policy 5I (2): Discourage development of parking garages adjacent to the Riverwalk and the city's plazas and parks.*
- *Urban Design, Policy 1b (1): Create and adopt design guidelines and standards that will enhance the quality of life in San Antonio.*
- *Urban Design, Policy 1b (6): Develop unique and specific design standards for areas throughout the city, including neighborhoods and downtown.*

- *Urban Design, Policy 1e: Apply strategies, which will result in all streetscapes being accessible, safe and stimulating.*
- *Urban Design, Policy 3b: Plan and develop a citywide system of linear parks and hike and bike trails which incorporate drainageways and open spaces which link parks, schools, institutions, and neighborhoods.*

(a) **Boundaries.** The specific boundaries of the river improvement overlay are shown on the City of San Antonio's Official Zoning Map.

(b) **Zoning Classification.**

- (1) **Overlay District.** The river improvement overlay is designed as an overlay to the regular zoning districts. Properties located within these overlay districts must also be designated as being within one of the regular, underlying zoning districts.
- (2) **Zoning Designation.** The zoning designation of property located within the river improvement overlay shall consist of the regular zone symbol and the overlay district symbol as a suffix. The seven (7) river improvement overlay districts are "RIO-1," "RIO-2," "RIO-3," "RIO-4," "RIO-5," "RIO-6," and "RIO-7." For example, if a parcel is zoned "C-1" and is also located within "RIO" district 2, the zoning designation of the property would be "C-1" ("RIO-2"). A river improvement overlay district development node suffix would be "RIO-2 DN."
- (3) **Development Nodes.** It is the intent of this section that a river improvement overlay district development node shall be restricted to areas lying fully within a river improvement overlay district that are located at 1) the intersection of a major thoroughfare and the San Antonio River or 2) the intersection of two (2) major thoroughfares or 3) if not located at an above mentioned intersection, abut the San Antonio River and be a minimum of twelve (12) acres. Development nodes must range in size from three (3) to twenty (20) acres and shall be located a minimum of one-half (½) mile apart. A development node must include property located on both sides of the street and/or river. A development node must provide at least two (2) of the following uses: office, retail and multi-family residential. Designation of a development node provides for a minimum setback of zero (0) feet from all property lines including riverside and the ability to increase the building height by fifty (50) percent from the requirements set out in article VI. [Adoption of a new Development Node within a RIO district requires review and recommendation by the Historic and Design Review Commission and Zoning Commission.](#)

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 20-17

Applicant: Office of Historic Preservation

Amendment Title – ‘Sec. 35-338. – “RIO” River Improvement Overlay Districts’

Amendment Language:

Sec. 35-338. - "RIO" River Improvement Overlay Districts.

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The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River, ~~and~~ San Pedro Creek, Woodlawn Lake area, and their improvements by establishing design standards and guidelines for properties located near the river or creek. ~~The San Antonio River and San Pedro creek~~ San Antonio’s waterways are a unique and precious natural, cultural and historic resources that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of seven (7) geographic areas.

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UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Audrey Zamora Organization (if applicable): SWMD
Address: PO Box 839966, San Antonio, TX 78283
Phone: 2102076474 Email: audrey.zamora@sanantonio.gov
Signature:  Date: 1-31-22
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Language change to clarify circumstances when the solid waste fee is not collected in PUDs.

UDC 2021 Proposed Amendment

Amendment 21-1**Applicant:** Solid Waste**Amendment Title** – ‘Sec. 35-344.02. - "PUD" Planned Unit Development Districts Established Subsequent to January 1, 2016.’**Amendment Language:**

(j) Infrastructure Requirements.

(1) Streets and Sidewalks. Streets within a PUD may be public or private. Vehicular circulation may also be provided by internal private drives. Private drives must meet the requirements for fire lanes as per the International Fire Code Appendix D for width, lengths turnarounds, and parking requirements whether for a commercial or residential base zoning. A building permit must be obtained for private drives and would include site plan review and inspection for flatwork/civil work within the public ROW. However, the planning commission may require dedication and construction of public streets through or into a PUD through the platting process. Public or private streets shall conform to the transportation standards of this chapter (see [section 35-506](#) of this chapter).

(4) [Solid Waste Collection Services](#) ~~Garbage Collection~~. If in the opinion of the solid waste management director, private streets in a PUD are arranged so that [solid waste](#) ~~garbage~~ may be collected without creating a safety hazard [and the city has the capacity to provide services](#), the city will [provide collection services, as determined by the solid waste management director](#), ~~collect the garbage~~ provided proper indemnification is received from the community association or individual property owners. [Solid waste](#) ~~Garbage~~ collection locations shall be subject to the approval of the

solid waste management director. In the event the city does not [provide services collect garbage](#) within a PUD, all units within the PUD may be exempted from payment of [the city's solid waste fee garbage fees](#) upon furnishing of evidence ensuring acceptable removal of all garbage and refuse by private means. To receive such exemption, written application must be submitted to and approved by the [solid waste finance](#) director. [Units may still be required to pay any other fees, including the environmental fee, as described in Chapter 14 \(Solid Waste\) of the City Code.](#)

UDC 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on February 22, 2022*****

Amendment 21-1

Applicant: Solid Waste

Amendment Title – ‘Sec. 35-344.02. - "PUD" Planned Unit Development Districts Established Subsequent to January 1, 2016.’

Amendment Language:

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(1) Streets and Sidewalks. Streets within a PUD may be public or private. Vehicular circulation may also be provided by internal private drives. Private drives must meet the requirements for fire lanes as per the International Fire Code Appendix D for width, lengths turnarounds, and parking requirements whether for a commercial or residential base zoning. A building permit must be obtained for private drives and would include site plan review and inspection for flatwork/civil work within the public ROW. However, the planning commission may require dedication and construction of public streets through or into a PUD through the platting process. Public or private streets shall conform to the transportation standards of this chapter (see [section 35-506](#) of this chapter).

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solid waste management director. In the event the city does not provide services collect garbage within a PUD, all units within the PUD may be exempted from payment of the city's solid waste fee garbage fees upon furnishing of evidence ensuring acceptable removal of all garbage and refuse by private means. To receive such exemption, written application must be submitted to and approved by the solid waste management finance director. Units may still be required to pay any other fees, including the environmental fee, as described in Chapter 14 (Solid Waste) of the City Code.



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz Organization (if applicable): CoSA Planning Department

Address: 100 W Houston St

Phone: 210-207-7816 Email: micah.diaz@sanantonio.gov

Signature: Bridgett White, Director Date: 1/25/2022
(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)
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- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

35-335 "NCD" Neighborhood Conservation Districts - Correcting and updating NCD adoption information, updating references to administrative department, and updating reference to plan types.
See attached amendment text.

UDC 2021 Proposed Amendment

Amendment 22-10**Applicant: Planning Department****Amendment Title** – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’**Amendment Language:**

- (c) **Zoning Authority.** Separate ordinances are required to designate each "NCD" neighborhood conservation district. Ordinances designating each district shall identify the designated boundaries, applicable designation criteria and design standards for that district, and be consistent with any existing neighborhood and/or community plans. Adopted neighborhood conservation district plans referenced herein by their title, ~~and~~ date of adoption, and adopting ordinance are:
- A. South Presa/South St. Mary's Sts. "NCD-1," November 14, 2002, Ordinance # 96732.
 - B. Alta Vista "NCD-2," May 8, 2003, Ordinance # 97590.
 - C. Ingram Hills "NCD-3," September 9, 2004, Ordinance # 99689.
 - D. Whispering Oaks "NCD-4," February 24, 2005, Ordinance # 100480.
 - E. Beacon Hill Area "NCD-5," December 15, 2005, Ordinance # 101890, Amended and Restated June 22, 2017, Ordinance # 2017-06-22-0497.
 - F. Mahncke Park "NCD-6," January 17, 2008, Ordinance 2008-01-17-0050.
 - G. Jefferson "NCD-7," ~~April~~ August 16, 2009, Ordinance # 2009-04-16-0308.
 - H. Woodlawn Lake Area "NCD-8," November 18, 2010, Ordinance # 2010-11-18-1006.
 - I. Westfort Alliance "NCD-9," October ~~20-6~~, 2011, Ordinance # 2011-10-20-0881.
 - J. Monte Vista Terrace "NCD-10," May ~~6-16~~, 2021, Ordinance # 2021-05-06-0309.

(d) Initiation Procedures.

- (1) A zoning change application for designation as a neighborhood conservation district shall be initiated at the direction of the:
- A. A request of owners representing fifty-one (51) percent of the land area within the proposed district, or
 - B. Request of fifty-one (51) percent of property owners within the proposed district, or
 - C. Development services ~~Planning and community development~~ director, pursuant to a neighborhood, ~~or~~ community, perimeter, sector, or sub-area plan adopted by city council, or city or community revitalization program.
- (2) Following initiation for designation of a neighborhood conservation district, the development services ~~department of planning and community development~~ shall develop a neighborhood conservation plan for the proposed district that follows subsection 35-335(b)(3) and includes:

(f) **Neighborhood Ordinance Administration.**

~~(1)~~—No building permit shall be issued by development services for new construction or an alteration or addition to the street facade of an existing building or structure within a designated neighborhood conservation district without the submission and approval of design plans and the issuance of a certificate of compliance by development services ~~planning and community development~~ director.

~~(2)~~—~~The director of planning and community development shall forward a copy of a building permit application to the director of development services for review and comment.~~

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 14, 2022*****

Amendment 22-10

Applicant: Planning Department

Amendment Title – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’

Amendment Language:

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- (2) Following initiation for designation of a neighborhood conservation district, the development services department ~~of planning and community development~~ shall develop a neighborhood conservation plan for the proposed district that follows subsection 35-335(b)(3) and includes:

(f) **Neighborhood Ordinance Administration.**

~~(1)~~—No building permit shall be issued by development services for new construction or an alteration or addition to the street facade of an existing building or structure within a designated neighborhood conservation district without the submission and approval of design plans and the issuance of a certificate of compliance by development services ~~planning and community development~~ director.

~~(2)~~—~~The director of planning and community development shall forward a copy of a building permit application to the director of development services for review and comment.~~



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz Organization (if applicable): CoSA Planning Department

Address: 100 W Houston St

Phone: 210-207-7816

Email: micah.diaz@sanantonio.gov

Signature: Bridgett White, Director

Date: 1/25/2022

(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

35-343 "IDZ" Infill Development Zone Complete Change of Zoning Applications submitted prior to November 1, 2018 - Updating reference to plan types. In compliance with adoption of the SA Tomorrow Comprehensive Plan and update to the Comprehensive Planning Program. See attached amendment text.

UDC 2021 Proposed Amendment

Amendment 22-11

Applicant: Planning Department

Amendment Title – ‘Sec. 35-343. - "IDZ" Infill Development Zone Complete Change of Zoning Applications submitted prior to November 1, 2018.’

Amendment Language:

(a) **Locational Criteria.**

(1) **Generally.**

- C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

2. Within the boundaries of a neighborhood, ~~or~~ community, [perimeter, sector, or sub-area](#) plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 22-11

Applicant: Planning Department

Amendment Title – ‘Sec. 35-343. - "IDZ" Infill Development Zone Complete Change of Zoning Applications submitted prior to November 1, 2018.’

Amendment Language:

(a) **Locational Criteria.**

(1) **Generally.**

- C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

2. Within the boundaries of a neighborhood, ~~or~~ community, perimeter, sector, or sub-area plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz Organization (if applicable): CoSA Planning Department

Address: 100 W Houston St

Phone: 210-207-7816 Email: micah.diaz@sanantonio.gov

Signature: Bridgett White, Director Date: 1/25/2022
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

35-343.01 "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018 - Updating reference to plan types. In compliance with adoption of the SA Tomorrow Comprehensive Plan and update to the Comprehensive Planning Program. See attached amendment text.

UDC 2021 Proposed Amendment

Amendment 22-12

Applicant: Planning Department

Amendment Title – ‘Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.’

Amendment Language:

(a) **Locational Criteria.**

(1) **Generally.**

C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

2. Within the boundaries of a neighborhood, ~~or~~ community, perimeter, sector, or sub-area plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 22-12

Applicant: Planning Department

Amendment Title – ‘Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.’

Amendment Language:

(a) **Locational Criteria.**

(1) **Generally.**

C. An "IDZ" may also be designated for a location inside of Interstate Loop 410 that meets one (1) of the following:

2. Within the boundaries of a neighborhood, ~~or~~ community, perimeter, sector, or sub-area plan adopted by city council at a location designated by the plan that is suitable for "IDZ" designation;



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz Organization (if applicable): CoSA Planning Department
Address: 100 W Houston St
Phone: 210-207-7816 Email: micah.diaz@sanantonio.gov
Signature: Bridgett White, Director Date: 1/25/2022
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (*if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4*)

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

35-357 "FBZD" Form Based Zoning Development District - Updating reference to plan types. In compliance with adoption of the SA Tomorrow Comprehensive Plan and update to the Comprehensive Planning Program.
See attached amendment text.

UDC 2021 Proposed Amendment

Amendment 22-13

Applicant: Planning Department

Amendment Title – ‘Sec. 35-357. - "FBZD" Form Based Zoning Development District.’

Amendment Language:

(e) Completeness Review.

- (2) An application for "FBZD" zoning for an area that lies within the boundaries of an adopted neighborhood, community, ~~or~~ perimeter, sector, or sub-area plan, or any other plan adopted pursuant to section 35-420 ~~comprehensive, neighborhood, community and perimeter plans~~, shall be subject to the completeness review criteria in subsection 35-421(c) completeness review. If the zoning commission makes a determination that the zoning request is inconsistent with the master plan policies or the land use element of the applicable neighborhood, community, ~~or~~ perimeter, sector, or sub-area plan, then the application for rezoning shall not be deemed complete until a completed application for a master plan amendment is filed.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 22-13

Applicant: Planning Department

Amendment Title – ‘Sec. 35-357. - "FBZD" Form Based Zoning Development District.’

Amendment Language:

(e) Completeness Review.

- (2) An application for "FBZD" zoning for an area that lies within the boundaries of an adopted neighborhood, community, ~~or~~ perimeter, sector, or sub-area plan, or any other plan adopted pursuant to section 35-420 ~~comprehensive, neighborhood, community and perimeter plans~~, shall be subject to the completeness review criteria in subsection 35-421(c) completeness review. If the zoning commission makes a determination that the zoning request is inconsistent with the master plan policies or the land use element of the applicable neighborhood, community, ~~or~~ perimeter, sector, or sub-area plan, then the application for rezoning shall not be deemed complete until a completed application for a master plan amendment is filed.



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Veronica Soto Organization (if applicable): NHSD

Address: 100 W Houston ST

Phone: 210-207-6620 Email: veronica.soto@sanantonio.gov

Signature: Verónica R. Soto Digitally signed by Verónica R. Soto
Date: 2022.01.31 14:23:17 -06'00' Date: 1/26/2022
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

City Council approved a new definition of affordable housing when they adopted the Strategic Housing Implementation Plan on December 16, 2021. The amendments reflect the changes to those references in this section

There is also a minor update to the reference for GMA changing to NHSD which would be responsible for administering this section of code.

UDC 2021 Proposed Amendment

Amendment 23-4**Applicant:** Neighborhood & Housing Services Department/ Housing Commission**Amendment Title** – ‘Sec. 35-372. –Affordable Dwelling Units.’**Amendment Language:****(a) Applicability.**

- (1) **Generally.** The provisions of this section shall apply to any application for development approval, as set forth in subsection (2) below, which include affordable dwelling units with the maximum ratio specified in column (B) of Table 372-1, below. For purposes of this section, an "affordable dwelling unit" means any dwelling unit restricted as affordable ~~low-income~~ housing or deeply affordable ~~very low-income~~ housing.

(c) Density Bonus and Set-Aside Requirements.

- (1) A qualifying application (as defined in subsection (a) of this section) may be approved with an increase in the density of the site as set forth in Table 372-1. The applicant shall consent to a voluntary and enforceable condition in which the specified percentage of the developable density of the site, as specified in column (B) of Table 372-1, is reserved as affordable dwelling units as defined in subsection (a) of this section.
- (2) Table 372-1 shall be construed as follows:
- A. Determine the category of housing as set forth in column (A).
 - B. Determine the required set-aside for the application category by referring to column (B). For purposes of this subsection, the number of affordable dwelling units required is determined by multiplying the total number of dwelling units permissible on the site as set forth in Table 310-1 by the percentage prescribed in column (B) of Table 372-1, below.
 - C. Determine the density increase that may be awarded by referring to column (C). For purposes of this subsection, the additional density that may be awarded is determined by multiplying the total number of dwelling units permissible for the site as set forth in Table 310-1 by the percentage prescribed in column (C) of Table 372-1, below. The city shall not require the additional dwelling units to be restricted as to income.
- Example: A twenty-acre parcel is zoned "R-6" (six (6) dwelling units per acre in Table 310-1). Thirty (30) percent of the parcel is devoted to right-of-way and open space, leaving fourteen (14) acres developable for lots. The developer can subdivide the tract into one hundred one (101) lots as a conventional subdivision (fourteen (14) acres (six thousand (6,000) square feet per lot). The applicant agrees to restrict ten (10) percent of the units, or ten (10) units (one hundred one (101) units by ten (10) percent (column (B) of Table 372-1, below), as low income housing. The developer may construct an additional twenty (20) dwelling units (one hundred one (101) by twenty (20) percent (column (C)), or a total of one hundred twenty-one (121) dwelling units.*
- (3) In some instances, developers will not be able to provide the number of dwelling units permissible after applying Table 372-1. In such cases, the applicant may reduce the number of affordable dwelling units. However, the number of affordable dwelling units provided in such cases must at least equal the ratio. To the additional units which result from dividing column (B) by column (C) and multiplying the dividend by the number of affordable dwelling units required under subsection (2), above.

Example: In the twenty-acre parcel discussed in the example under subsection (2), above, the developer is able to construct only ten (10) additional dwelling units because of floodplain restrictions. In Table 372-1, column (B) (ten (10) percent) (column (C) (twenty (20) percent) is fifty (50) percent. Ten (10) affordable dwelling units were required by subsection (2), above. The applicant may reduce the number of affordable dwelling units provided by fifty (50) percent, or by five (5) units.

TABLE 372-1

(A) APPLICATION CATEGORY	(B) SET-ASIDE	(C) DENSITY BONUS
<u>Affordable</u> Low Income Housing	10%	20%
<u>Deeply Affordable</u> Very Low Income Housing	5%	10%

(f) **Administration.**

- (1) Affordable dwelling units shall be offered for sale or rent exclusively to persons, households or families who meet the income criteria for "Affordable ~~low-income~~ housing" or "Deeply Affordable ~~very-low income~~ housing," as defined in Appendix "A" of this chapter, hereinafter target households.
- (2) The provisions of this section may be administered by the City of San Antonio Neighborhood & Housing Services Department ~~Grants Monitoring and Administration~~ . The City of San Antonio or a community housing development organization (CHDO) shall have an exclusive right to purchase any units be offered for sale to target households but not purchased or rented within a time period mutually agreed upon between the applicant and the City of San Antonio or a CHDO.

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 23-4

Applicant: Neighborhood & Housing Services Department/ Housing Commission

Amendment Title – ‘Sec. 35-372. –Affordable Dwelling Units.’

Amendment Language:

(a) **Applicability.**

- (1) **Generally.** The provisions of this section shall apply to any application for development approval, as set forth in subsection (2) below, which include affordable dwelling units with the maximum ratio specified in column (B) of Table 372-1, below. For purposes of this section, an "affordable dwelling unit" means any dwelling unit restricted as affordable ~~low income~~ housing or deeply affordable ~~very low income~~ housing.

(c) **Density Bonus and Set-Aside Requirements.**

- (1) A qualifying application (as defined in subsection (a) of this section) may be approved with an increase in the density of the site as set forth in Table 372-1. The applicant shall consent to a voluntary and enforceable condition in which the specified percentage of the developable density of the site, as specified in column (B) of Table 372-1, is reserved as affordable dwelling units as defined in subsection (a) of this section.
- (2) Table 372-1 shall be construed as follows:
- A. Determine the category of housing as set forth in column (A).
 - B. Determine the required set-aside for the application category by referring to column (B). For purposes of this subsection, the number of affordable dwelling units required is determined by multiplying the total number of dwelling units permissible on the site as set forth in Table 310-1 by the percentage prescribed in column (B) of Table 372-1, below.
 - C. Determine the density increase that may be awarded by referring to column (C). For purposes of this subsection, the additional density that may be awarded is determined by multiplying the total number of dwelling units permissible for the site as set forth in Table 310-1 by the percentage prescribed in column (C) of Table 372-1, below. The city shall not require the additional dwelling units to be restricted as to income.
- Example: A twenty-acre parcel is zoned "R-6" (six (6) dwelling units per acre in Table 310-1). Thirty (30) percent of the parcel is devoted to right-of-way and open space, leaving fourteen (14) acres developable for lots. The developer can subdivide the tract into one hundred one (101) lots as a conventional subdivision (fourteen (14) acres (six thousand (6,000) square feet per lot). The applicant agrees to restrict ten (10) percent of the units, or ten (10) units (one hundred one (101) units by ten (10) percent (column (B) of Table 372-1, below), as low income housing. The developer may construct an additional twenty (20) dwelling units (one hundred one (101) by twenty (20) percent (column (C)), or a total of one hundred twenty-one (121) dwelling units.*
- (3) In some instances, developers will not be able to provide the number of dwelling units permissible after applying Table 372-1. In such cases, the applicant may reduce the number of affordable dwelling units. However, the number of affordable dwelling units provided in such cases must at least equal the ratio. To the additional units which result from dividing column (B) by column (C) and multiplying the dividend by the number of affordable dwelling units required under subsection (2), above.

Example: In the twenty-acre parcel discussed in the example under subsection (2), above, the developer is able to construct only ten (10) additional dwelling units because of floodplain restrictions. In Table 372-1, column (B) (ten (10) percent) (column (C) (twenty (20) percent) is fifty (50) percent. Ten (10) affordable dwelling units were required by subsection (2), above. The applicant may reduce the number of affordable dwelling units provided by fifty (50) percent, or by five (5) units.

TABLE 372-1

(A) APPLICATION CATEGORY	(B) SET-ASIDE	(C) DENSITY BONUS
<u>Affordable</u> Low Income Housing	10%	20%
<u>Deeply Affordable</u> Very Low Income Housing	5%	10%

(f) **Administration.**

- (1) Affordable dwelling units shall be offered for sale or rent exclusively to persons, households or families who meet the income criteria for "Affordable ~~low-income~~ housing" or "Deeply Affordable ~~very-low income~~ housing," as defined in Appendix "A" of this chapter, hereinafter target households.
- (2) The provisions of this section may be administered by the City of San Antonio Neighborhood & Housing Services Department ~~Grants Monitoring and Administration~~ . The City of San Antonio or a community housing development organization (CHDO) shall have an exclusive right to purchase any units be offered for sale to target households but not purchased or rented within a time period mutually agreed upon between the applicant and the City of San Antonio or a CHDO.



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Veronica Soto Organization (if applicable): NHSD/Housing Commission

Address: 100 W Houston St

Phone: 210-207-6620 Email: veronica.soto@sanantonio.gov

Signature: Verónica R. Soto Digitally signed by Verónica R. Soto
Date: 2022.01.31 14:23:58 -06'00' Date: 1/26/2022
(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)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

The updates to section 35-371 include changes 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 floor area of the unit to allow more flexibility, restricting the location of the ADDU within the rear yard, requiring parking only for ADUs over 800sqft gross floor area, and aligning the setback requirements with that of accessory structures. The changes align the requirements for detached and attached ADUs

The changes are in the attached Word document.

UDC 2021 Proposed Amendment

Amendment 23-6**Applicant:** Neighborhood & Housing Services Department/ Housing Department**Amendment Title** – ‘Sec. 35-371. – Accessory Dwellings.’**Amendment Language:****(a) Generally.**

- (1) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. "Owner occupancy" means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling. The applicant shall provide a covenant suitable for recording with the county recorder, providing notice to future owners or long term leases of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single-family dwelling in the event that any condition of approval is violated.
- (2) No accessory dwelling shall be constructed, used or occupied unless and until an accessory dwelling permit is issued.
- (3) ~~The accessory dwelling shall be connected to the central electrical, water and sewer system of the principal structure. This provision does not apply to the electrical service if the distance between the primary structure and the accessory dwelling is greater than one hundred (100) lineal feet.~~
- (4) ~~The total number of occupants in the accessory dwelling unit combined shall not exceed three (3) persons.~~
- (5) The accessory dwelling shall not exceed eight hundred (800) square feet or 50% of gross floor area of the primary structure, whichever is larger, in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) Accessory Detached Dwelling Units. Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- ~~(2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.~~
- ~~(3) An ADDU shall not contain more than one (1) bedroom.~~
- (4) Only one (1) accessory unit shall be permitted per lot and it shall be located in the rear yard.
- (5) An ADDU that exceeds eight hundred (800) square feet gross floor area shall provide one parking space. ~~Parking areas shall be located behind the front yard.~~

(6) ~~In order to maintain the architectural design, style, appearance and character of the main building as a single family residence, the ADDU shall have a roof pitch, siding and window proportions identical to that of the principal residence.~~

(7) An ADDU ~~Accessory detached dwelling unit~~ shall require a minimum setback from the rear and side property lines of five (5) feet. If the structure has no overhang the accessory unit may be three (3) feet from the rear and side property lines.

(8) An ADDU may not exceed twenty-five (25) feet or two stories in height.

(c) **Attached Accessory Dwelling Units.**

~~(1) The gross floor area of the accessory apartment shall not exceed thirty-five (35) percent of the total living area of the principal dwelling unit.~~

~~(2) Occupancy of the accessory apartment shall not exceed one (1) person per two hundred (200) square feet of gross floor area.~~

(3) Attached accessory dwelling units shall be in compliance with the required setbacks of the primary structure required by the underlying zoning district.

UDC 2021 Proposed Amendment

*****Revised and Recommended Approved by PCTAC on February 22, 2022*****

Amendment 23-6

Applicant: Neighborhood & Housing Services Department/ Housing Department

Amendment Title – ‘Sec. 35-371. – Accessory Dwellings.’

Amendment Language:

(a) **Generally.**

- (1) The property owner, which shall include title holders and contract purchasers, must occupy either the principal unit or the accessory dwelling as their permanent residence, and shall at no time receive rent for the owner-occupied unit. "Owner occupancy" means a property owner, as reflected in title records, makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling. The applicant shall provide a covenant suitable for recording with the county recorder, providing notice to future owners or long term leases of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling or the principal dwelling by the owner of the property. The covenant shall also require any owner of the property to notify a prospective buyer of the limitations of this section and to provide for the removal of improvements added to convert the premises to an accessory dwelling and the restoration of the site to a single-family dwelling in the event that any condition of approval is violated.
- (2) No accessory dwelling shall be constructed, used or occupied unless and until an accessory dwelling permit is issued.
- ~~(3) The accessory dwelling shall be connected to the central electrical, water and sewer system of the principal structure. This provision does not apply to the electrical service if the distance between the primary structure and the accessory dwelling is greater than one hundred (100) lineal feet.~~
- ~~(4) The total number of occupants in the accessory dwelling unit combined shall not exceed three (3) persons.~~
- ~~(3)~~(5) The accessory dwelling shall not exceed eight hundred (800) square feet or 50% of gross floor area of the primary structure, whichever is larger, in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) **Accessory Detached Dwelling Units.** Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- ~~(2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.~~
- ~~(3) An ADDU shall not contain more than one (1) bedroom.~~
- ~~(2)~~(4) Only one (1) accessory unit shall be permitted per lot and it shall be located in the rear yard.
- ~~(3)~~(5) An ADDU that exceeds eight hundred (800) square feet gross floor area shall provide one parking space. Parking areas shall be located behind the front yard.

~~(6) In order to maintain the architectural design, style, appearance and character of the main building as a single family residence, the ADDU shall have a roof pitch, siding and window proportions identical to that of the principal residence.~~

~~(4)-(7)~~ An ADDU ~~Accessory detached dwelling unit~~ shall require a minimum setback from the rear and side property lines of five (5) feet. If the structure has no overhang the accessory unit may be three (3) feet from the rear and side property lines.

(5) An ADDU may not exceed twenty-five (25) feet or two stories in height.

(c) **Attached Accessory Dwelling Units.**

~~(1) The gross floor area of the accessory apartment shall not exceed thirty-five (35) percent of the total living area of the principal dwelling unit.~~

~~(2) Occupancy of the accessory apartment shall not exceed one (1) person per two hundred (200) square feet of gross floor area.~~

~~(1)-(3)~~ Attached accessory dwelling units shall be in compliance with the required setbacks of the primary structure required by the underlying zoning district.



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 Lighting 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.**

- (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 2700K ~~3000K~~ for all outdoor light sources within MLR1.
- (6) Maximum CCT of 3000K ~~4100K~~ for all outdoor light sources within MLR2.

(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 2700K ~~3000K~~. Street lights installed on IESNA classified collector and major roads shall have a max CCT of 3000K ~~4000K~~.
- 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.

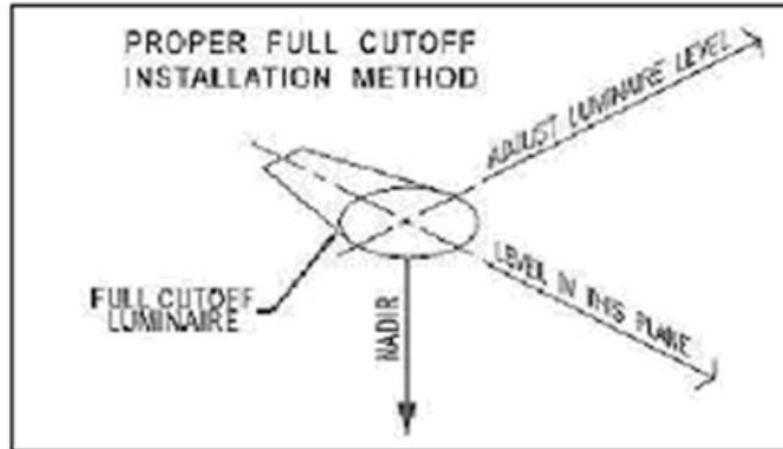


Figure 5

- 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 2020 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on May 9, 2022*****

Amendment 25-1

Applicant: Hill Country Alliance – Dawn Davies

Amendment Title – ‘Sec. 35-339.04 – Military Lighting 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.*

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- (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.

- (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) Wwithin MLR-1:

A. Maximum CCT of 3000K for all outdoor light sources.

B. All Night Security Lighting (ANSL) installed by CPS Energy and used to light private property areas and/or non-dedicated streets shall be a maximum CCT of 3000K and contain a full cut-off.

(6) Wwithin MLR-2:

A. Maximum CCT of 3000K ~~4100K~~ for all outdoor light sources.

B. All Night Security Lighting (ANSL) installed by CPS Energy and used to light private property areas and/or non-dedicated streets shall be a maximum CCT of 4000K and contain a full cut-off.

(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. Street lights installed on IESNA classified collector and major roads shall have a max CCT of 4000K.
- 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.

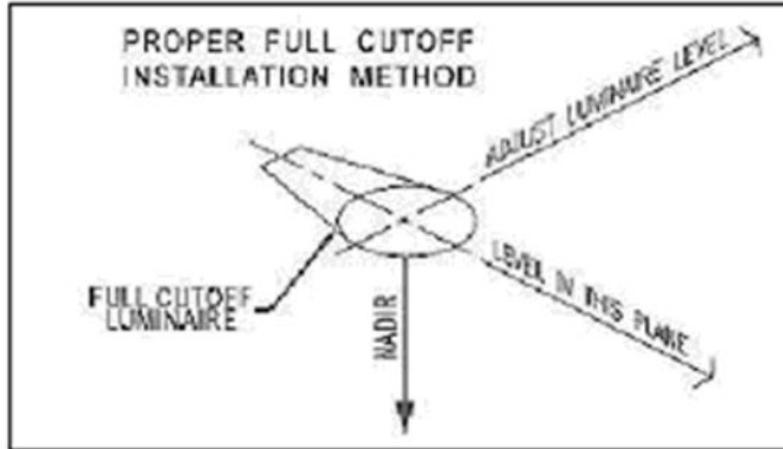


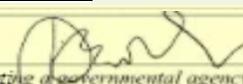
Figure 5

- 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
(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)

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 2021 Proposed Amendment

*****Revised and Recommended Approval by PCTAC on May 9, 2022*****

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. 35-397.01 – Gasoline Stations.

(a) Spacing. Notwithstanding any other provisions of this chapter, any use in Table 397.01-1 listed as permitted in Table 311-2 and 311-2a shall require Specific Use Authorization Zoning approval within the distances in Table 397.01-1 from any of the following uses:

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

Table 397.01-1

<u>Use</u>	<u>Minimum distance (feet) from the nearest building or structure of the gasoline use to the property line of any designated property uses specified above*</u>
<u>Gasoline Filling Station or use with gasoline having 50,000 gallons or less total tank capacity</u>	<u>100 feet</u>
<u>Gasoline Filling Station or use with gasoline having over 50,000 gallons</u>	<u>200 feet</u>

*The distance shall be inclusive of setbacks, buffers, and intervening property.

(b) The installation of gasoline stations within the required distance shall be allowed by specific use authorization in accordance with Sec. 35-423.

Amendment Title –‘Sec. 35-311 – Use Regulations.’
Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX

	PERMITTED USE	O-1& O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Convenience Store (With Gasoline) See Section 35-397.01					P	P	S	P	P	P	NA	2152
Retail	Convenience Store (With Gasoline And Carwash) See Section 35-397.01					S	P		P	P	P	NA	2152
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35-397.01					P	P	S	P	P	P	NA	2116
Service	Gasoline Filling Station (With Repair) See Section 35-397.01						P		P	P	P	NA	
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35-397.01					S	P	S	P	P	P	NA	
Service	Gasoline Filling Station – Fleet See Section 35-397.01						S		P	P	P	NA	

TABLE 311-2a NONRESIDENTIAL USE MATRIX

	PERMITTED USE	Urban		Rural		Farm		Mixed Industrial					
		UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR/FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
Retail	Convenience Store (With Gasoline) See Section 35-397.01	P		P		P	P		P	P		P	P
Retail	Convenience Store (With Gasoline And Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (With Repair) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35-397.01	P		P		P	P		P	P		P	P
Service	Gasoline Filling Station - Fleet See Section 35-397.01							P			P		



UDC Amendment Request Application for Internal Parties
(City of San Antonio Departments)

Part 1. Applicant Information

Name: Deborah Scharven Organization (if applicable): DEI Disability Access Office
Address: 114 W Commerce Street, Room 901 San Antonio, TX 78205
Phone: 210.207.7135 Email: deborah.scharven@sanantonio.gov
Signature: Deborah Scharven Date: January 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)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

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

Sec. 35-383. Oversized Vehicles - Changes in language to reflect proper terminology when referring to individuals with disabilities, the correct office reference, and updates to the Texas Transportation Code.

UDC 2021 Proposed Amendment

Amendment 28-1**Applicant:** DEI Disability Access Office**Amendment Title:** 'Sec.35-383 – Oversized Vehicles**Amendment Language:****Sec. 35-383. - Oversized Vehicles.**

- (a) **License and Inspection Requirement.** All oversized vehicles must have a current license and inspection sticker if required by the state in which the vehicle is registered.
- (b) **Vehicle Use.** Oversized vehicles shall not be used for dwelling, sleeping, or business purposes upon any street, alley, or other public place, or upon any private property except as otherwise specifically allowed in this chapter or as follows:
- (1) Within a lawfully established recreational vehicle or manufactured home park, a campground, or other like facility which is designed and equipped to provide temporary or permanent accommodations for such vehicles.
 - (2) An oversized vehicle owned by and registered to a person residing outside Bexar County who is visiting San Antonio may be parked behind the restricted parking area of a property owned by or leased to the host. If the oversized vehicle is designed for occupancy, it may be occupied by the guest, provided, however, such occupancy may not exceed ten (10) days per visit, with a limit of three (3) visits per year for each vehicle. Oversized vehicles shall not discharge any litter, sewage effluent, or other matter except into sanitary facilities designed to dispose of such materials.
- (c) **Parking in Residential Districts.** The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD" except as permitted in subsection (d) below:
- (d) **Residential Parking Exceptions.** Oversized vehicles may be parked in a driveway or other permanently maintained parking area as specified by section 19-194 of the City Code within the restricted parking area in the residential districts specified in subsection (c) above under the following conditions:
- (1) **Loading.** An oversized vehicle of any type may be temporarily parked in the restricted parking areas for such time as is actually necessary to load or unload passengers, freight, or merchandise.
 - (2) **Trip Preparation.** An oversized vehicle, other than one that is also defined as a truck-tractor, road-tractor, semi-trailer, trailer or commercial motor vehicle with three (3) or more axles, may be parked within the restricted parking area for such time as is actually necessary for trip preparation. Trip preparation time shall be limited to a maximum of forty-eight (48) hours prior to use and twenty-four (24) after use twice within any calendar month.
 - (3) **Accessible Areas. Handicapped Areas.** An oversized vehicle of any type may be parked in the restricted parking area at any time if it bears a special ~~handicapped~~ parking permit (~~decal~~) issued

by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ of the City of San Antonio.

- A. A ~~disabled~~ person [with a disability](#) who owns an oversized vehicle may apply to the city's [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ for such a permit if the person has a mobility impairment, uses the vehicle as a primary means of transportation or livelihood, and the vehicle is specially equipped or modified to accommodate the disability.
 - B. The [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ may issue such a permit after inquiring into the facts and giving the applicant an opportunity to be heard, if the officer finds that (1) without the vehicle the applicant would be substantially limited in life's activities, (2) the physical handicap is permanent or long term in duration, (3) use of the oversized vehicle is necessary to provide reasonable mobility, (4) parking within the restricted parking area facilitates mobility, and (5) the vehicle has a disabled license plate issued by the state.
 - C. A permit issued by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ shall be valid for a period of two (2) years. Renewal of the permit shall require re-examination of the facts.
 - D. If a permit is denied by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~, the applicant may appeal to the board of adjustment in accordance with section 35-482 of this chapter. The board shall have the authority to reverse or affirm, in whole or in part, the decision of the [Disability Access Office Manager](#) ~~handicapped access officer~~.
 - E. It shall be a violation hereof for the holder of a permit issued hereunder to transfer title to the oversized vehicle without contacting the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ for cancellation and removing the permit from the vehicle.
- (e) **Definitions.** In this section, the terms truck-tractor, ~~road-tractor~~, semi-trailer, ~~trailer~~ and commercial motor vehicle shall have the same definitions as set out in V.T.C.A. Transportation Code § 502.001 (~~Vernon's Pam. 1996~~). However, such terms shall not mean "recreational vehicle" as that term is defined in [Texas V.T.C.A.](#) Transportation Code § 522.004(b).
- (f) **Penalties.** The penalty for violation of any portion of this section is hereby established so that the minimum fine shall be one hundred dollars (\$100.00) and the maximum fine shall be two thousand dollars (\$2,000.00), provided, however, in the event a defendant has once previously been convicted under this Ordinance No. 84874, the defendant, upon conviction, shall be fined an amount no less than two hundred dollars (\$200.00) and not more than two thousand dollars (\$2,000.00) and upon third and subsequent convictions, the penalty shall be a fine of not less than three hundred dollars (\$300.00) nor more than two thousand dollars (\$2,000.00).([Sec. 35-491 Enforcement – Zoning Violations](#)).

(Ord. No. 98697 § 6) (Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2009-01-15-0001, § 2, 1-15-09)

UDC 2021 Proposed Amendment

*****Recommended Approval by PCTAC on February 22, 2022*****

Amendment 28-1

Applicant: DEI Disability Access Office

Amendment Title: 'Sec.35-383 – Oversized Vehicles

Amendment Language:

Sec. 35-383. - Oversized Vehicles.

- (a) **License and Inspection Requirement.** All oversized vehicles must have a current license and inspection sticker if required by the state in which the vehicle is registered.
- (b) **Vehicle Use.** Oversized vehicles shall not be used for dwelling, sleeping, or business purposes upon any street, alley, or other public place, or upon any private property except as otherwise specifically allowed in this chapter or as follows:
- (1) Within a lawfully established recreational vehicle or manufactured home park, a campground, or other like facility which is designed and equipped to provide temporary or permanent accommodations for such vehicles.
 - (2) An oversized vehicle owned by and registered to a person residing outside Bexar County who is visiting San Antonio may be parked behind the restricted parking area of a property owned by or leased to the host. If the oversized vehicle is designed for occupancy, it may be occupied by the guest, provided, however, such occupancy may not exceed ten (10) days per visit, with a limit of three (3) visits per year for each vehicle. Oversized vehicles shall not discharge any litter, sewage effluent, or other matter except into sanitary facilities designed to dispose of such materials.
- (c) **Parking in Residential Districts.** The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD" except as permitted in subsection (d) below:
- (d) **Residential Parking Exceptions.** Oversized vehicles may be parked in a driveway or other permanently maintained parking area as specified by section 19-194 of the City Code within the restricted parking area in the residential districts specified in subsection (c) above under the following conditions:
- (1) **Loading.** An oversized vehicle of any type may be temporarily parked in the restricted parking areas for such time as is actually necessary to load or unload passengers, freight, or merchandise.
 - (2) **Trip Preparation.** An oversized vehicle, other than one that is also defined as a truck-tractor, road-tractor, semi-trailer, trailer or commercial motor vehicle with three (3) or more axles, may be parked within the restricted parking area for such time as is actually necessary for trip preparation. Trip preparation time shall be limited to a maximum of forty-eight (48) hours prior to use and twenty-four (24) after use twice within any calendar month.
 - (3) **Accessible Areas. Handicapped Areas.** An oversized vehicle of any type may be parked in the restricted parking area at any time if it bears a special ~~handicapped~~ parking permit (~~decal~~) issued

by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ of the City of San Antonio.

- A. A ~~disabled~~ person [with a disability](#) who owns an oversized vehicle may apply to the city's [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ for such a permit if the person has a mobility impairment, uses the vehicle as a primary means of transportation or livelihood, and the vehicle is specially equipped or modified to accommodate the disability.
 - B. The [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ may issue such a permit after inquiring into the facts and giving the applicant an opportunity to be heard, if the officer finds that (1) without the vehicle the applicant would be substantially limited in life's activities, (2) the physical handicap is permanent or long term in duration, (3) use of the oversized vehicle is necessary to provide reasonable mobility, (4) parking within the restricted parking area facilitates mobility, and (5) the vehicle has a disabled license plate issued by the state.
 - C. A permit issued by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ shall be valid for a period of two (2) years. Renewal of the permit shall require re-examination of the facts.
 - D. If a permit is denied by the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~, the applicant may appeal to the board of adjustment in accordance with section 35-482 of this chapter. The board shall have the authority to reverse or affirm, in whole or in part, the decision of the [Disability Access Office Manager](#) ~~handicapped access officer~~.
 - E. It shall be a violation hereof for the holder of a permit issued hereunder to transfer title to the oversized vehicle without contacting the [Disability Access Office Manager or designee](#) ~~handicapped access officer~~ for cancellation and removing the permit from the vehicle.
- (e) **Definitions.** In this section, the terms truck-tractor, ~~road-tractor~~, semi-trailer, ~~trailer~~ and commercial motor vehicle shall have the same definitions as set out in V.T.C.A. Transportation Code § 502.001 (~~Vernon's Pam. 1996~~). However, such terms shall not mean "recreational vehicle" as that term is defined in [Texas V.T.C.A.](#) Transportation Code § 522.004(b).
- (f) **Penalties.** The penalty for violation of any portion of this section is hereby established so that the minimum fine shall be one hundred dollars (\$100.00) and the maximum fine shall be two thousand dollars (\$2,000.00), provided, however, in the event a defendant has once previously been convicted under this Ordinance No. 84874, the defendant, upon conviction, shall be fined an amount no less than two hundred dollars (\$200.00) and not more than two thousand dollars (\$2,000.00) and upon third and subsequent convictions, the penalty shall be a fine of not less than three hundred dollars (\$300.00) nor more than two thousand dollars (\$2,000.00).([Sec. 35-491 Enforcement – Zoning Violations](#)).

(Ord. No. 98697 § 6) (Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2009-01-15-0001, § 2, 1-15-09)



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:** James McKnight-Brown & Ortiz, P.C.**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.

UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

Amendment 30-1

Applicant: James McKnight-Brown & Ortiz, P.C.

Amendment Title: ‘Sec.35-311 – Use Regulations’

Amendment Language:

Sec. 35-311. - Use Regulations

TABLE 311-1 RESIDENTIAL USE MATRIX																					
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD	LBCS FUNCTION	LCBS STRUCTURE
Storage (moving pods) (see 35-A101)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Supportive Housing Campus	-							S		S		S		S							

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Human Services Campus						S	S				P	6500
Service	Supportive Housing Campus				S	S	P	S				P	6500

Amendment Title: “Sec. 35-A101. – Definitions and Rules of Interpretations.’

Amendment Language:

[Supportive Housing Campus](#). A use in which multiple structures and related grounds or portions thereof are used to provide a multitude of services including, but not limited to the following: medical services; schools, including educational, business, and vocational; multi-family housing; and day care services for children. A supportive housing campus shall not be considered a human service campus.
