



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
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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)

35-421 Zoning Amendments - Updating reference to 35-420 and plan types. In compliance with adoption of the SA Tomorrow Comprehensive Plan and update to the Comprehensive Planning Program.
See attached amendment text.

Part 5. Cost Impact Statement

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

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

By how much?

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

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

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

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

Part 6. Cost Impact Narrative and Back-Up Information

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

Be sure to:

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

This amendment does not change any development regulation.

UDC 2021 Proposed Amendment

Amendment 22-22**Applicant: Planning Department****Amendment Title** – ‘Sec. 35-421. – Zoning Amendments.’**Amendment Language:**

- (d) **Consistency.** For all applications for rezoning, the development services department, based on the information provided by the applicant, shall make a determination regarding consistency with the policies contained in the master plan of the city or if applicable the land use element of a neighborhood, community, perimeter, ~~or sector~~, or sub-area plan adopted pursuant to section 35-420 of this chapter, within five (5) working days.
- (1) If the development services department makes a determination that the requested rezoning is inconsistent with the master plan policies or the land use element of the applicable neighborhood, community, ~~or sector plan~~ 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 with the development services department. The requested rezoning shall not be considered by the city council until the planning commission has considered the master plan amendment request.
 - (2) If the development services department determines that the requested change is consistent with the master plan policies or the land use element of the applicable neighborhood, community, ~~or perimeter~~, sector, or sub-area plan, then the zoning case may be deemed complete without an amendment to the master plan of the city.
 - (3) The appellate agency for purposes of consistency determination shall be the planning commission.

Commentary: The master plan is the comprehensive plan for the physical development of the city, as prescribed in the City Charter. The master plan includes any unit or part of such plan separately adopted and any amendment to such plan or part thereof. Neighborhood, community, perimeter, ~~and~~ sector, and sub-area plans are components of the master plan ([see Sec. 35-420](#)).

- (e) **Decision.** Upon certification by the director that the application is complete and required fees have been paid, the application shall be deemed complete and referred to the zoning commission for its review and recommendation as provided by V.T.C.A. Local Government Code § 211.007.

- (3) **City Council.** After the final report of the zoning commission is submitted to the city council as provided in subsection (2) above the council shall consider a zoning change after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Before the fifteenth day prior to the date of the hearing, notice of the time and place of the hearing shall be published in an official newspaper or a newspaper of general circulation in the city. After the receipt of the final report of the zoning commission, the city council shall approve or deny the rezoning or text amendment in accordance with V.T.C.A. Local Government Code § 211.007.

If the proposed rezoning is inconsistent with the land use plan of a neighborhood plan, community plan, perimeter plan, ~~or~~ sector plan, or sub-area plan, an application for an amendment to the controlling ~~neighborhood plan, community plan, perimeter plan, or sector~~ plan, shall be submitted by the applicant.

Amendments to both the official zoning map and the neighborhood plan, community, perimeter plan, ~~or~~ sector, or sub-area plan, may be considered concurrently.
