



## ***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  
(Include title if representing a governmental agency or public/private organization) Date: 1/26/2022  
Date: 2022.01.31 14:21:54 -06'00'

#### ***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 changes proposed to 35-506.C. apply to affordable housing developments under 20,000 square feet.  
The amendment adds an exception to the list that excludes certain affordable housing developments from the provisions of the section.  
The goal is to eliminate an overly burdensome standard for smaller developments providing at least 50% affordable housing units as newly defined  
in the UDC (see other amendment to update the definition of affordable and very affordable housing).

## 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.

\$2000

## 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.

The proposed changes should reduce initial development costs for these small affordable housing developments by approximately \$2,000 per 50 foot lot.

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## *UDC 2021 Proposed Amendment*

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**Amendment 23-1****Applicant:**

**Amendment Title** – ‘Sec. 35-506. – Transportation and Street Design.’

**Amendment Language:**

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**(d)Cross-Section and Construction Standards.**

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**(9) Substandard Existing Streets.**

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**C. Exceptions.**

1. In cases where an existing fence and landscaping is present, the planning and development services director shall require dedication of the additional right-of-way but may allow existing landscaping and fences to remain until such time as construction is required in accordance with subsection B. The director shall evaluate the condition of the existing fencing and the character of the landscaping and may direct additional reconstruction of the fence or new plantings. In such cases the landscaping required by the director shall not be greater than that required by this chapter for new projects.
2. The provisions of this subsection shall not apply within the infill development zone "IDZ" as stated in subsection 35-343(e) provided that ADA standards are met.
3. CRAG Area. Right-of-way and pavement width requirements in established neighborhoods within the CRAG area may be reduced by the director of development services based on existing encroachments.
4. The provisions of this subsection shall not apply to affordable housing developments, providing at least 50% affordable units, on lots under 20,000 square feet.

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