



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 35-507(f)(2) of the UDC to include the text "or removable panels" to allow permitted removable panels as an option to the two (2) eight-foot wide gates or one (1) sixteen-foot wide gate required across easements.

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 is submitted in order to provide clarification to staff and customers in interpreting and understanding the existing provisions of the UDC.

This amendment will not impact the cost of construction/development.

UDC 2021 Proposed Amendment

Amendment 5-2**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-507. – Utilities.’**Amendment Language:****(f) Easements.**

- (2) **Use of Easements.** If the owner of the property upon which a utility easement is located desires to use it for lawn purposes, fencing across the easement shall be permitted but gates or removable panels along the side lot lines must be provided. The gates or removable panels shall be sixteen (16) feet wide (two (2) eight-foot gates or panels or one (1) sixteen-foot gate or panel) and shall be capable of being opened and closed, or removed at all times. Gates ~~These gates~~ shall be secured in the center by a drop rod or some similar device which does not obstruct free passage over the easement. The drop rod may be lowered into a drop rod keeper installed so as to be flush with the ground level. No permanent-type center pole for the gates may be erected. The gates shall remain unlocked at all times. Property owners who do not desire to use a utility easement for lawn purposes may fence their backyard area at the easement line. The property owner is responsible for the maintenance of the unused easement area even though it may be located beyond the rear fence of the property.
