



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

Part 1. Applicant Information

Name: Patrick J. Middleton Organization (if applicable): San Antonio Water System

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Signature: Patrick Middleton J

Digitally signed by Patrick Middleton J
Date: 2020.03.02 13:57:22 -06'00'

Date: 3/2/2020

(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)

Removal of 35-510 (c) (3) Utility companies shall provide a plant buffer within the street yard of electrical substations, water pumping / storage sites, and wastewater treatment plants. The buffer shall comply with the requirements for a type "E" buffer, below.

UDC 2020 Proposed Amendment

Amendment 2-1**Applicant:** SAWS**Amendment Title** – ‘Sec. 35-510 Buffers.’**Amendment Language:****STATEMENT OF PURPOSE**

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.

(c) Types of Bufferyards Required.

- (1) Table 510-1 shows when a bufferyard shall be required to buffer an adjoining zoning district. Uses in the "adjoining zoning district" are not required to provide the bufferyard. The applicant shall install the type of bufferyard as indicated in the table.

Commentary: For example, if the proposed development is located in an "I-1" zoning district (see row (10) of the table), and the "adjoining zoning district" is zoned "RE" (see the column (2) under adjoining zoning district), then the applicant shall install a type E buffer. In addition, if the development adjoins a street classified as a "major arterial" (see column (12) under the adjoining street classification), then the applicant shall install a type C bufferyard where the front yard adjoins the street right-of-way line. However, a proposed development zoned "RE" (see row (2) of the table) which adjoins an "I-1" district (see column (10) of the table) is not required to provide a bufferyard.

- (2) In order to encourage the preservation of natural vegetation, the applicant may substitute a type "N" buffer consistent with subsection (d), Table 510-2 for any category of required.

~~(3) Utility companies shall provide a plant buffer within the street yard of electrical substations, water pumping/storage sites, and wastewater treatment plans. The buffer shall comply with the requirements for a type "E" buffer, below.~~
