



## ***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 35-514(a)(3) of the UDC to include the text "commercial or industrial" in the second sentence to clarify when sixteen-foot high freestanding walls are permitted as visual and noise barriers and not considered fencing. Text was also added to this section to clarify when freestanding walls enclosing a residential courtyard are considered as part of the home floor area and not fencing.

## 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.

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## *UDC 2021 Proposed Amendment*

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**Amendment 5-3****Applicant:** Development Services**Amendment Title** – ‘Sec. 35-514. – Fences.’**Amendment Language:****(a) General.**

- (3) Freestanding walls, not an integral load bearing portion of a structure, whether constructed of masonry or wood framing, shall be considered fencing. Walls connected to a [commercial or industrial](#) building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building. [For residential uses, walls connected to a dwelling unit, creating and enclosing a courtyard with access to the interior, shall be permitted with a maximum wall height of one-story. The enclosed courtyard shall meet all setbacks and be considered part of the home floor area.](#) Walls to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.

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