



UDC Update Request Application

Part 1. Applicant Information

Name: Crystal Gonzales Organization (if applicable): DSD- Plan Review
Address: 1901 S. Alamo
Phone: 210-207-4681 Email: crystal.gonzales2@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)

Add exception that allows a developer to submit a signed agreement that states the non-residential or multi-family property owner will maintain the required fence along the property boundaries adjacent to existing single family residential use instead of erecting a new fence. The agreement shall be signed by the property owner and all adjacent property owners.

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.

The exception could potentially reduce the cost of construction as a new fence would not have to be erected if the property owner and all adjacent property owners sign an agreement.

UDC 2021 Proposed Amendment

Amendment 5-4**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-514. – Fences.’**Amendment Language:****(d) Fencing Requirements for Uses Adjoining Single-Family Residential Uses.**

- (1) All property zoned for nonresidential or multi-family residential uses including residential districts with conditional uses or specific use authorizations for nonresidential uses, excluding property located within the mixed-use district "MXD" or infill development zone "IDZ," shall erect and maintain solid screen (opaque) fencing along the property boundaries adjacent to an existing single-family residential use.

Exception: Where there is an existing compliant six (6) foot fence on the single-family property boundary, the nonresidential or multi-family residential developer may submit a signed agreement from the property owner and all adjacent property owners to maintain the existing single-family fence.
