



## ***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)***

Change language to allow developers to use "townhouse subdivision" plats for development other than just townhouses. Language states that lots with reduced lot sizes or lots with townhome side setbacks shall be utilized exclusively for townhomes.

## 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 developers may not have to replat to utilize lots for development other than townhomes on a "townhouse subdivision" plat.

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## *UDC 2021 Proposed Amendment*

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**Amendment 5-5****Applicant:** Development Services**Amendment Title** – ‘Sec. 35-515. – Lot Regulations.’**Amendment Language:****(f) Townhouse Subdivisions.**

For townhouse subdivisions, adequate provision shall be made by the subdivider for common ownership and maintenance of community facilities such as recreation and open space, parking, access and similar common use areas. Such open and service areas shall be described and so indicated on the subdivision plat. The description "townhouse subdivision" shall be prominently indicated on the subdivision plat. Also the plat shall include a statement which indicates that any lots with reduced lot sizes for the zoning district in which the project is located or any lot with townhome side setbacks as designated in Section 35-373(b) of this Chapter shall be utilized exclusively for townhome use ~~designating all lots in the subdivision to be limited to townhouse use~~. The subdivider shall also furnish the city two (2) copies of deed restrictions limiting the property to townhouse use and providing disposition and maintenance covenants on all open space or other common ownership areas. Such restrictions shall be recorded by the applicant at the time of plat recordation. Along with the required plat filing fees, an additional fee shall be provided by the subdivider to cover county recording costs of such restrictive covenants.

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