



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): DSD
Address: 1901 S Alamo
Phone: 210-207-5085 Email: catherine.hernandez@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)

Require multiple units to be in one enclosed structure for all residential districts.

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.

\$5-\$12 per sq ft

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.

1. Fire sprinkler requirements - \$3.50 - \$5.00/sqft

2. Architect's seal vs. Designer - \$1.00 - \$3.00/sqft

3. Firewall requirements - \$1.00 - \$3.00/sqft

4. Misc. changes to venting, plumbing, HVAC - \$.50 - \$2.00/sqft

5. Savings on exterior material – (\$1.00 - \$2.00/sqft)

UDC 2021 Proposed Amendment

Amendment 5-35**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-310.01- Generally.’**Amendment Language:**

- (c) Unless expressly permitted as an accessory use, a use permitted in the "RE," "R-20," "R-6," "R-5," "R-4," "RM-6," "RM-5," "RM-4," "MF-18," "MF-25," "MF-33," "MF-40," or "MF-50" districts must occur within a [single](#) completely enclosed structure.

Amendment Title – ‘Sec. 35-310.06- “RM-6”, “RM-5”, and “RM-4” Mixed Residential.’**Amendment Language:****(a) Lot and Building Specifications.**

- (1) Density Allowances for RM-Development.** For lots zoned "RM-4," "RM-5" or "RM-6", the maximum density requirements (units per acre) of Table 310-1 may be exceeded provided:
- a. The minimum lot size for the district is met, and
 - b. The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4 [which shall be contained in a single structure](#).
