CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 | SAN ANTONIO TEXAS 78283-3966

IAS
ACCREDITED
Building Department

UDC Amendment Request Application for Internal Parties
(City of San Antonio Departments)

Part 1. Applicant Information

Name: Micah Diaz   *Organization (if applicable):* CoSA Planning Department

Address: 100 W Houston St

Phone: 210-207-7816   *Email:* micah.diaz@sanantonio.gov

Signature: *Bridgett White* , Director   *Date:* 1/25/2022
(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)

35-204 Commercial Center - Updating reference to plan types.
In compliance with adoption of the SA Tomorrow Comprehensive Plan and Update to the
Comprehensive Planning Program.
See attached amendment text.

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 does not change any development regulation.
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UDC 2021 Proposed Amendment

Amendment 22-2
Applicant: Planning Department

Amendment Title – 'Sec. 35-204. – Commercial Center.'

Amendment Language:

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(c)   **Size and Location of Site.**

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(2)   Notwithstanding the provisions of Table 204-1, a commercial center may not be established as a matter of right at a location permitted in Table 204-1 which is outside of an area designated for commercial uses in a neighborhood, community, perimeter, sector, or sub-area plan. A commercial center in such areas may be established upon the approval of a specific use permit.

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