



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
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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)

35-335 "NCD" Neighborhood Conservation Districts - Correcting and updating NCD adoption information, updating references to administrative department, and updating reference to plan types.
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 22-10**Applicant: Planning Department****Amendment Title** – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’**Amendment Language:**

- (c) **Zoning Authority.** Separate ordinances are required to designate each "NCD" neighborhood conservation district. Ordinances designating each district shall identify the designated boundaries, applicable designation criteria and design standards for that district, and be consistent with any existing neighborhood and/or community plans. Adopted neighborhood conservation district plans referenced herein by their title, ~~and~~ date of adoption, and adopting ordinance are:
- A. South Presa/South St. Mary's Sts. "NCD-1," November 14, 2002, Ordinance # 96732.
 - B. Alta Vista "NCD-2," May 8, 2003, Ordinance # 97590.
 - C. Ingram Hills "NCD-3," September 9, 2004, Ordinance # 99689.
 - D. Whispering Oaks "NCD-4," February 24, 2005, Ordinance # 100480.
 - E. Beacon Hill Area "NCD-5," December 15, 2005, Ordinance # 101890, Amended and Restated June 22, 2017, Ordinance # 2017-06-22-0497.
 - F. Mahncke Park "NCD-6," January 17, 2008, Ordinance 2008-01-17-0050.
 - G. Jefferson "NCD-7," April August 16, 2009, Ordinance # 2009-04-16-0308.
 - H. Woodlawn Lake Area "NCD-8," November 18, 2010, Ordinance # 2010-11-18-1006.
 - I. Westfort Alliance "NCD-9," October 20-6, 2011, Ordinance # 2011-10-20-0881.
 - J. Monte Vista Terrace "NCD-10," May 6-16, 2021, Ordinance # 2021-05-06-0309.

(d) Initiation Procedures.

- (1) A zoning change application for designation as a neighborhood conservation district shall be initiated at the direction of the:
 - A. A request of owners representing fifty-one (51) percent of the land area within the proposed district, or
 - B. Request of fifty-one (51) percent of property owners within the proposed district, or
 - C. Development services ~~Planning and community development~~ director, pursuant to a neighborhood, ~~or~~ community, perimeter, sector, or sub-area plan adopted by city council, or city or community revitalization program.
- (2) Following initiation for designation of a neighborhood conservation district, the development services ~~department of planning and community development~~ shall develop a neighborhood conservation plan for the proposed district that follows subsection 35-335(b)(3) and includes:

(f) **Neighborhood Ordinance Administration.**

~~(1)~~—No building permit shall be issued by development services for new construction or an alteration or addition to the street facade of an existing building or structure within a designated neighborhood conservation district without the submission and approval of design plans and the issuance of a certificate of compliance by development services ~~planning and community development~~ director.

~~(2)~~—~~The director of planning and community development shall forward a copy of a building permit application to the director of development services for review and comment.~~
