




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

Part 1. Applicant Information

Name: Shanon Miller Organization (if applicable): Office of Historic Preservation
Address: 1901 S Alamo
Phone: 210-207-0035 Email: shanon.miller@sanantonio.gov
Signature:  Date: 1.31.22
(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)

Appendix A Definitions (various). See Attached.

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.*

N/A

UDC 2021 Proposed Amendment

Amendment 20-15**Applicant:** Office of Historic Preservation**Amendment Title** – ‘Sec. 35-A101. – Definition of Rules and Interpretation.’**Amendment Language:**

APPENDIX A - DEFINITIONS AND RULES OF INTERPRETATION

- (a) Generally. Words, phrases and terms defined in this appendix shall ~~be~~ be given the defined meaning as set forth below.

Architectural style. Useful tools for analyzing general types of historic resources that tend to be related to the building's era of construction and popular regional trends. See the architectural styles section of A Guide to San Antonio's Historic Resources, [in City of San Antonio's Historic Design Guidelines](#).

Designated resource. A building, object, site, or structure which has been designated "historic" by city council upon recommendation of the historic and design review commission through the zoning commission, following criteria set forth in Article III [and Article VI](#) of this chapter and zoned historic [and subject to review](#) under the provisions of this chapter.

Contributing. [See Contributing resource.](#) ~~See Contributing property.~~

Contributing building. [See Contributing resource.](#) ~~See Contributing property.~~

Contributing property. [See Contributing resource.](#) ~~A resource in a historic district or cluster that contributes to the district's or cluster's historical significance through location, design, setting, materials, workmanship, feeling and association, and which shall be afforded the same considerations as landmarks; a building, site, structure, or object within a historic district that adds to the values or qualities of that district because it was present during the period of significance and possesses historical integrity, or it independently meets National Register of Historic Places criteria.~~

Contributing resource – Buildings, structures, objects, sites, features, or other physical elements that are located within a historic district that have not been determined by either OHP staff or the HDRC to be non-contributing to the district.

Eligible resource. A building, object, site, or structure which has been determined by the historic preservation officer [or the historic and design review commission](#) to meet the designation criteria for historic districts and landmarks set forth in article VI of this chapter.

Exceptional historic landmark. Prior to 20210, historic landmarks were categorized as either “historic exceptional” (HE) or “historic significant” (HS). See designated resource.

- ~~(1) Those buildings, objects, sites, site improvements, appurtenances or structures of the highest and most unique historical, cultural, architectural or archaeological importance and whose demolition or destruction would constitute an irreplaceable loss to the quality and character of San Antonio; and~~
- ~~(2) Those interior spaces designed or intended to be occupied as part of the structure or which are accessible to the public.~~

Historically significant site in need of tax relief to encourage preservation. A building, site, or structure together with the land necessary for access and use which is determined by the historic and design review commission to be in substantial need of rehabilitation or restoration and is one (1) or more of the following:

- (a) Designated a National Historic Landmark;
- (b) Listed on the National Register of Historic Places; or
- (c) Located in a National Register Historic District and certified by the Secretary of Interior as being of historic significance to the district; or
- (d) Designated as a Recorded Texas Historic Landmark by the Texas Historical Commission; or
- (e) Designated a State Archaeological Landmark; or
- (f) Designated as a landmark by the city as provided in this chapter; or
- (g) A contributing property located in a historic district. ~~Located in a historic district designated by the city and certified by the historic and design review commission as being of historic significance to the district.~~

Historic district. See designated resource. ~~An area, urban or rural, defined as a historic district by city council, state, or federal authority and which may contain within definable geographic boundaries two (2) one (1) or more buildings, objects, sites or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, that, while not of such historical, architectural, archaeological or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.~~

Historic. Any building, object, site, or structure that is: ~~Historic structure. Any structure that is:~~

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- (d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior or;
 - 2. Directly by the Secretary of the Interior in states without approved programs.

[Historic landmark. See designated resource.](#)

[Historic structure. See designated resource.](#)

~~Intrusion. See Non-contributing. A building, object, site or structure which detracts from the historical significance of a district or cluster because of its incompatibility with the sense of time and place and historical development of a district or cluster; or its incompatibility of scale, materials, texture, or color; or whose integrity has been irretrievably lost; or whose physical deterioration or damage makes it infeasible to rehabilitate.~~

~~Non-contributing Resource. Buildings, structures, objects, sites, features, or other physical elements that are located within a historic district that have been determined as such by application to OHP staff or the HDRC (see UDC 35-619). Non-contributing buildings or resources are generally considered intrusions to a historic district and may include recent or non-compatible construction types and forms. A building, object, site or structure which neither adds to nor detracts from a sense of time and place or historical development of a district or cluster; a building, site, structure, or object within an historic district that does not add to the values or qualities of that district because it was not present during the period of significance or because it no longer retains integrity.~~

~~Not rated resource. A building, object, site or structure which has been inventoried and reviewed by the historic and design review commission but not rated due to lack of age following criteria set forth in this chapter.~~

~~Not significant resource. A building, object, site or structure older than twenty-five (25) years old which has been inventoried and reviewed by the historic and design review commission using criteria set forth in this chapter, but which lacks sufficient historical, architectural, cultural, or archaeological significance to be recommended for landmark status based on available evidence.~~

~~Rated resource. A building, object, site, or structure which has been inventoried and reviewed by the historic and design review commission using criteria set forth in this chapter, and listed as either exceptional, significant, not significant, or not rated.~~

~~Significant historic landmarks. Prior to 2010, historic landmarks were categorized as either “historic exceptional” (HE) or “historic significant” (HS). See designated resource.~~

~~(1)—Those buildings, objects, sites or structures of historical, cultural, architectural or archaeological importance whose demolition or destruction would constitute a serious loss to the quality and character of San Antonio; and~~

~~(2) Inventoried interior spaces designed or intended to be occupied as part of the structure or which are accessible to the public.~~

Unusual and compelling circumstances. Those uncommon and extremely rare instances, factually detailed, which would warrant a [Historic](#) ~~historic~~ and Design Review Commission recommendation due to the evidence presented.
