

Proposed 2020/2021 UDC Amendments-Boards of Adjustment

Running Number	Group Submittal Number	Internal/ External	Submitting Agency/Person	Individual Amendment Number/ Applications & Revisions	Article/ Appendix	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Issue	PCTAC Recommendations	Staff Recommendations
1	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-22	Article V-Development Standards	Landscaping	35-514(c)(2)B	Fencing	2-Beyond Editing/ Clarifying	Allow up to a height of an 8 ft. fence if side/rear residential lot is next to a railroad ROW	Add that an 8' fence may be permitted if a side/rear residential lot line abuts a railroad ROW.	Approval	Approval
2	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-23	Article III-Zoning	Zoning/Special Exceptions	35-378 (b)(2)	Barber/Beauty Shops	2-Beyond Editing/ Clarifying	Remove "One Opt. Beauty/Barbershop" in Sec. 35-399.01. Update Sec. 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."	Remove "One Opt. Beauty/Barbershop" from Authorized Special Exceptions. Update Sec. 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."	Approval	Approval
3	2021-0005	Internal	DSD-RID-2019-003 Logan Sparrow	5-46	Article IV-Procedures	City-Wide	35-481	BOA Appeals	2-Beyond Editing/ Clarifying	Update section to be in accordance with HB 2947, by adding "Tier One and Tier Two Appeals" and specifying a time limit an appeal must be filed and decided.	To be in compliance with HB 2947, will add the definition/guidelines for "Tier One Appeal" and "Tier Two Appeal"; that an appeal "must be filed no later than the 20th date after the date the decision is made"; and that appeals need "to be decided at the next meeting for which notices can be provided following the hearing and not later than the 60th day after the date the appeals is filed."	Approval w/ edits	Approval w/ edits
4	2021-0009	Internal	Board of Adjustment-Cat Hernandez	9-1	Article V-Development Standards	City-Wide	35-510(a)(2-5)	Bufferyards	2-Beyond Editing/ Clarifying	Change section for accessory structures "less than 200 sq ft in size" to "less than 300 sq ft in size "to be exempt from buffer regulations; add "BOA may reduce or eliminate the depth/composition of any required bufferyard upon findings of fact that support there request for the variance"; Replace "Major/Minor Arterial" to "Primary/Secondary Arterial" in Table 510-1; Add two new notes under Table 510-1 pertaining to commercial abutting industrial which already has already installed a bufferyard and adjoining street that has an easement.	To allow greater flexibility in how landscape bufferyards are established.	Approval	Approval
5	2021-0009	Internal	Board of Adjustment-Cat Hernandez	9-2	Article V-Development Standards	City-Wide	35-514(c)(2)(F)	Fencing	1-Editing/ Clarifying	Add language allowing the public to have an 8ft fence if "the fence is located in a side or rear yard of a single-family residential property that contains or abuts a single-family residential property that has a below ground swimming pool/hot tub or above ground swimming pool "	To provide more privacy for residents who have or are next to a resident who has a below ground swimming pool/hot tub or above ground swimming pool by allowing an 8ft fence on the side or rear yard.	Approval	Approval
6	2021-0009	Internal	Board of Adjustment-Cat Hernandez	9-3	Article III-Zoning	City-Wide	35-311(b)(2)	Use Regulations	1-Editing/ Clarifying	Replace "General" to "Professional" in example for 35-311(b)(2)	To be consistent with the language outlined in the Use Matrix	Approval	Approval
7	2021-0016	External	Tier One Neighborhood Coalition-Antonio Garcia	16-2	Article III-Zoning	City-Wide	35-374.01(c)(1)	Short Term Rentals	3-Detailed Discussion	Remove "face" from "block face" and remove "at least one (type 2) short term rental shall be permitted per block fac, regardless of density" from this section	It will help protect the residential character of neighborhoods by controlling the density of Type 2 STRs in a neighborhood block. DSD FY2021 Annual STR Report confirms that Type 2 (390 permits) outnumber Type 1 (80 permits)	Approval w/ edits	Approval w/ edits
8	2021-0016	External	Tier One Neighborhood Coalition-Cynthia Spielman	16-8	Article IV-Procedures	City-Wide	Table 403-1	Notice Provisions	3-Detailed Discussion	To enhance public engagement, in accordance with the city's adopted principles of public participation, to notify stakeholders registered with the City of San Antonio to include registered Neighborhood Associations , Homeowner Association and Community organizations. To ensure existing codified plan areas and those created through the SA Comprehensive plan are notified of changes to their communities.	To enhance public engagement, in accordance with the city's adopted principles of public participation, to notify stakeholders registered with the City of San Antonio to include registered Neighborhood Associations , Homeowner Association and Community organizations. To ensure existing codified plan areas and those created through the SA Comprehensive plan are notified of changes to their communities.	Approval w/ edits	Approval w/ edits
9	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	16-10	Article IV-Procedures	City-Wide	35-408(a-b)	Neighborhood Registration	3-Detailed Discussion	Add Community Organizations to the registry which gets notified by DSD. A community organization registry already exist with the city, currently in Government and Public Affairs	Add Community Organizations to the registry which gets notified by DSD. A community organization registry already exist with the city, currently in Government and Public Affairs	Approval w/ edits	Approval w/ edits
10	2021-0025	External	Hill Country Alliance - Dawn Davies	25-1	Article III-Zoning	MLOD Zoned Properties	35-339.04	Military Lighting Overlay Districts	3-Detailed Discussion	The amendment reflects current night-sky friendly lighting standards and minimum values as recommended by the International Dark-Sky Association, the Illuminating Engineering society, and International Commission on Illumination.	This will lower the maximum Correlated Color Temperature (CCT) allowed for lights in various zoning districts/roads.	Approval w/ edits	Approval w/ edits

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11	2021-0026	External	D'Ette Cole	26-1	Article III-Zoning	City-Wide	35-397	Auto and Light Truck Repair and Motor Vehicle Sales	3-Detailed Discussion	"San Antonio has made a choice to be a leader in environmental sustainability and reach net-zero carbon neutrality by 2050. Air pollution like that from benzene vented from gas stations must be distanced with any new development away from residential districts and neighborhoods which according to COSA must become more dense. Child health safety needs to be a higher priority."	This amendment will add a supplemental use regulation for "Gas Stations".	Approval w/ edits	Approval w/ edits

Total Number for Each Category-11

Category 1: 2

Category 2: 4

Category 3: 5

PCTAC Recommendations

Approval: 5

Approval w/ Edits: 6

Denial: 0

KEY

Category 1-Editing/Clarifying

Category 2-Beyond Editing/Clarifying

Category 3-Detailed Discussion