

Proposed 2020/2021 UDC Amendments-Planning Commission

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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
1	2020-0001	External	San Antonio Archdiocese-David Littlefield	1-1	Article III-Zoning	City-wide/Zoning	35-390(k)	Transitional Homes	3-Detailed Discussion	Adding 'qualified transitional homes' subsection to Section 35-390: Transitional Housing. This will allow permitting of such homes in residential areas.	These homes will provide a safe, secure environment for parolees, reducing the risk of recidivism during and after integration back into society	Denial	Denial			Denial
2	2020-0002	Internal	SAWS-Patrick Middleton	2-1	Article V-Development Standards	Landscaping	35-510(c)(3)	Landscape Buffer for Utility Facilities	3-Detailed Discussion	Removal of 35-510 (c) (3) Utility companies shall provide a plant buffer within the street yard of electrical substations, water pumping / storage sites, and wastewater treatment plants. The buffer shall comply with the requirements for a type "E" buffer, below.	This requirement is in conflict with security and safety requirements and recommendations resulting from the effort undertaken at a national level after 9/11. AWWA and ASCE developed recommendations and guidelines for water and wastewater utilities. The guidelines have now been adopted as standards.	Approval				Approval
3	2021-0002	Internal	SAWS-Dana Nichols	2-2	Article V-Development Standards	City Wide	35-510	Statement of Purpose	1-Editing/ Clarifying	Add reference to requirements in San Antonio City Ordinance Chapter 34 Art. IV. Div. 1 Sec. 34-275 (1-8) to Ch. 35 UDC to improve ease of use of document.	Add reference to requirements in San Antonio City Ordinance Chapter 34 Art. IV. Div. 1 Sec. 34-275 (1-8) to Ch. 35 UDC to improve ease of use of document.	Approval				Approval
4	2021-0002	Internal	SAWS-Dana Nichols	2-3	Article V-Development Standards	City Wide	35-510	Statement of Purpose	1-Editing/ Clarifying	Add reference to requirements in San Antonio City Ordinance Chapter 34 Art. IV. Div. 1 Sec. 34-275 (1-8) to Ch. 35 UDC to improve ease of use of document. Add language to include irrigation systems installed in residential dwellings may not cover more than 10,000 square feet with pup-up or rotor sprays	Add reference to requirements in San Antonio City Ordinance Chapter 34 Art. IV. Div. 1 Sec. 34-275 (1-8) to Ch. 35 UDC to improve ease of use of document. Add language to include irrigation systems installed in residential dwellings may not cover more than 10,000 square feet with pup-up or rotor sprays	Approval				Approval
5	2020-0003	Internal	City Attorney's Office-Thomas Filopoulos	3-1	Appendix B-Application Submittal	City-Wide/ Platting	35-B121(k)	Irrevocable Letter of Credit	1-Editing/ Clarifying	Update the language within the performance guarantee letter of credit form.	For clarity and for compliance with legal requirements.	Approval				Approval
6	2020-0004	External	Steve Versteeg	4-1	Article IV-Procedures	City-wide/Zoning	35-421(h)	Withdrawing Zoning Application	1-Editing/ Clarifying	Clarify the language in the section to reflect that the public meetings are Zoning Commission and City Council	Clarification of the names of the advertised public meetings, who may receive a waiver and the type of evidence required.	Approval w/ edits	Approval w/ edits			Approval w/ edits
7	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-1	Article III-Zoning	Use Regulations/ Accessory Dwellings	35-371(a)(5)	Accessory Dwellings	2-Beyond Editing/ Clarifying	Add '(excluding covered porches)' after gross floor area and "RE" zoning district. Replace 'roof pitch, siding' to 'roof type' as well as replacing 'identical' to 'similar' and include commentary listing examples of what 'similar' looks like.	Provide clarification of what is excluded in the floor area of an accessory dwelling and an Accessory Detached Dwelling Unit (ADDU). The UDC definition of floor area states that the floor area shall include the area of roofed porches having more than one (1) wall and of accessory structures on the same lot. Since a porch is not considered to be a living area, this becomes an issue when verifying that the floor area of an accessory dwelling unit or an ADDU meets the minimum and maximum square foot requirements. To create more flexibility, replace 'roof pitch, siding' to 'roof type' as well as replacing 'identical' to 'similar' and include commentary listing examples of what 'similar' looks like.	Approval w/ edits	Approval w/ edits			Approval w/ edits
8	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-2	Article V-Development Standards	Infrastructure	35-507(f)(2)	Use of Easements	2-Beyond Editing/ Clarifying	To create more flexibility, 16 ft. wide removable panels are another acceptable option from the current permitted use of a 16 ft. wide gate, as long as it can be opened, closed, or removed.	Currently, residential inspectors have permitted removable panels in place of sixteen (16) feet wide (two (2) eight-foot gates). We propose that this alternative be added to the section for both residential and commercial projects. This would pertain only to utility easements.	Approval				Approval
9	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-3	Article V-Development Standards	Landscaping	35-514(a)(3)	Freestanding Walls	1-Editing/ Clarifying	Identify the section stating "walls connected to a building and designed as a visual and noise barrier...not considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building" only applies to commercial/industrial. Add a new section stating "for residential uses, wall connected to a dwelling unit, creating and enclosing a courtyard with access to the interior shall be permitted with a maximum wall height of one-story. The enclosed courtyard shall meet all setbacks and be considered part of the home floor area."	Indicate that the second section, "Walls connected to a building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building", pertains to commercial only. Customers are interpreting the second sentence to also pertain to residential and are proposing fences in excess of the permitted maximum six (6) feet based on this misinterpretation.	Approval				Approval
10	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-4	Article V-Development Standards	City-Wide/ Landscaping	35-514(d)(1)	Fencing Requirements for Uses Adjoining Single-Family Residential Uses	2-Beyond Editing/ Clarifying	In the section pertaining to the commercial requirement for fencing adjacent to any single-family residential use, add the exception: "where there is an existing compliant six (6) foot fence on the single-family property boundary, the nonresidential or multi-family residential developer may submit a signed agreement from the property owner and all adjacent property owners to maintain the existing single-family fence."	Clarify commercial requirement for fencing adjacent to any single-family residential use. The issue is when there is an existing fence already located on the residential property line. When there is an existing fence already located on the residential property line, the commercial property owner interprets this to meet the requirement. To combat this, will add an exception stating "where there is an existing compliant six (6) foot fence on the single-family property boundary, the nonresidential or multi-family residential developer may submit a signed agreement from the property owner and all adjacent property owners to maintain the existing single-family fence."	Approval w/ edits				Approval w/ edits
11	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-5	Article V-Development Standards	Lot Layout/ Density	35-515(f)	Townhouse Subdivisions	2-Beyond Editing/ Clarifying	Remove ' designating all lots in the subdivision to be limited townhouse' and replace it to "any lots with reduced lot sizes for the zoning district in which the project is located or any lot with townhome side setback (35-373(b)) shall be utilized exclusively for townhome use"	Indicate that as long as there is at least one townhouse structure in the subdivision, then the subdivision requirement is met. This section currently states, "Also the plat shall include a statement designating all lots in the subdivision to be limited to townhouse use." Even though this statement is provided on the plat, the building review team has been directed (by platting) that the entire subdivision is not required to be limited to townhouse use and the Plat notation should be modified to state this information	Approval				Approval
12	2021-0005	Internal	DSD-Commercial/Residential Plan Review-Florence Diaz	5-7	Appendix A-Definition and Rules Interpretation	City-wide/Zoning	35-A101	Definition of Townhouse	2-Beyond Editing/ Clarifying	Modify the current definition of "townhouse" to match the definition of "dwelling, single-family attached (townhouse)" found within the UDC, IBC, and IRC. Add a new definition for "Townhouse Subdivision" which is a group of at least three townhouse units.	The townhouse definition needs to either be deleted or revised to match the UDC definition of 'Dwelling, single-family attached (townhouse)' and the definition in the IRC and IBC. The definition of 'Dwelling, single-family attached (townhouse)' is a single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and with a yard or public right-of-way on not less than two (2) sides. Add a new definition for "Townhouse Subdivision"	Approval				Approval

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13	2021-0005	Internal	DSD-Commercial/ Residential Plan Review- Florence Diaz	5-8	Appendix A- Definition and Rules Interpretation	City-wide/ Platting	35-A101	Definitions of Quadraplex & Triplex	1-Editing/ Clarifying	Replace "house" with "structure (on a platted single lot)" and add "with common walls or common floor/ceiling between the units" to the definitions of Dwelling, four- family (quadraplex) & Dwelling, three- family (triplex)	Modify the definitions of 'Dwelling, four-family (quadraplex)' and 'Dwelling, three-family (triplex)'. The definitions define these structures as a detached house. If these types of structures do not meet the townhouse definition in the IRC and IBC, then they are determined to be apartment buildings, not houses, and are reviewed as commercial structures.	Approval	Approval			Approval
14	2021-0005	Internal	DSD-Commercial/ Residential Plan Review- Florence Diaz	5-9	Appendix A- Definition and Rules Interpretation	City-Wide/Zoning	35-A101	Definition of Porch	1-Editing/ Clarifying	Add "but unconditioned", and remove "and usually located on the front or side of the structure" from the definition of porch	To create more flexibility, simplify the definition of porch to be "A roofed area, which may be glazed or screened but unconditioned, attached to or part of and with direct access to or from a structure ; a covered entrance or semi-enclosed space projecting from the facade of a building; may be open sided, screened, or glass enclosed."	Approval				Approval
15	2021-0005	Internal	DSD- School Team Plan Review- Crystal Gonzales	5-10	Article V- Development Standards	Infrastructure	35-502 (b)(2)(C. vii.	Traffic Circulation Study requirement	1-Editing/ Clarifying	Edit section to specify a traffic circulation study is only required if renovations add additional permanent classrooms or office spaces, or when site access locations/on-site traffic operations are modified."	Edit this section to require a traffic circulation study when existing schools are renovating to add a permit space or when site access locations/on-site traffic operations are modified. Renovation projects do not increase the number of trips generated, or changes to the circulation unless one of the other 6 items are triggered. This is an undue burden to schools that have passed bond projects for renovations and not traffic circulation studies and potentially site changes.	Approval				Approval
16	2021-0005	Internal	DSD-Plan Review- Crystal Gonzales	5-11	Appendix C- Fee Schedule	City-Wide	35-C101(e)	Escrow Accounts	1-Editing/ Clarifying	Remove provision concerning 'escrow accounts' can only be used for items under Chapter 35, and replace it with "any other chapter/section if the City Code related to land development or building construction".	Has a provision that states escrow accounts can only be used for items under Chapter 35. This provision should be removed since we use escrow for permitting	Approval				Approval
17	2021-0005	Internal	DSD-Tree Preservation- Mark Bird/Herminio Griego	5-12	Article V- Development Standards	Tree Preservation	35-523(e)	Administration	1-Editing/ Clarifying	Modify section to have tree canopy payments go into the tree canopy fund, not the tree mitigation fund	Currently, tree canopy payments are going into the mitigation fund instead of the tree canopy fund. Part of an audit review.	Approval				Approval
18	2021-0005	Internal	DSD-Tree Preservation- Mark Bird/Herminio Griego	5-13	Article V- Development Standards	Tree Preservation	35-523 Table 523-2 Mitigation	Administration	1-Editing/ Clarifying	Update Table for tree canopy payments going into tree canopy fund NOT mitigation fund to match the updated language in 35-523 (e)	Update Table for tree canopy payments going into tree canopy fund NOT mitigation fund [see item 2-12]. Part of an audit review.	Approval				Approval
19	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	5-14	Appendix A- Definition and Rules Interpretation	City-wide/ Parking	35-A101	Definition for Restricted Parking Area	3-Detailed Discussion	Modify the current definition of restricted parking area, to include the entire area of the lot if the lots/parcels is 1/2 acre or less. For lots/parcels greater than 1/2 acres, it only includes the front yard and areas of the side yard and back yard within 15 ft. of the property line.	Currently oversized vehicles are being parked and stored in residential areas. I want the restricted zone to be divided into two categories: +/- 1/2 acre. If less than 1/2 acre oversized vehicles are prohibited. If more than 1/2 acre, oversized vehicles are only allowed in areas of the side/back yard within 15 ft. of the property line.	Approval	Approval			Approval
20	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	5-15	Article III- Zoning	City-Wide/Zoning	35-378 (b)(7)	35-378 Home Occupations	2-Beyond Editing/ Clarifying	Add " Non-state licensed therapy services (masseuses, massagers, etc.)" to the Home Occupation's 'Prohibited Uses' list	Add " Non-state licensed therapy services" with a few examples to the Home Occupation's 'Prohibited Uses' list	Approval	Approval			Approval
21	2021-0005	Internal	DSD-Code-Jenny Ramirez/M. Uresti	5-16	Article III- Zoning	City-Wide/Zoning	35-383(c)	Oversized Vehicles	1-Editing/ Clarifying	Modify the definition of oversized vehicles to indicate that recreational vehicles are not considered oversized vehicles. In section pertaining to oversized vehicles in residential districts, include "all residential zoning districts" and update section to reflect the updated "Restricted Parking Areas" definition. Add a section pertaining to "Residential Recreational Vehicle Parking".	Update to include "all residential zoning districts "instead of listing each residential zoning district. Update section to reflect updated "Restricted Parking definition. Add that RVs are not considered oversized vehicles and outline its parking guidelines.	Approval w/ edits	Approval w/ edits			Approval w/ edits
22	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett	5-17	Article IV- Procedures	Platting	35-431(h)	Plat LOC Validity	2-Beyond Editing/ Clarifying	Change rule that LOCs are "only valid for 9 months", to "until expiration of the application...unless the project incurs any of the following changes: increasing size of plat, number of dwelling units, decrease in open space, or addition/removal of easements. Indicate that if any of these changes occur after the LOC was issued, new/updated LOC shall be required to file a proposed plat with the Planning Commission or Director.	Change rule that LOCs are "only valid for 9 months", to "until expiration of the application...unless the project incurs any of the following changes: increasing size of plat, number of dwelling units, decrease in open space, or addition/removal of easements. Indicate that if any of these changes occur after the LOC was issued, new/updated LOC shall be required to file a proposed plat with the Planning Commission or Director.	Approval				Approval
23	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett	5-18	Article III- Zoning	Master Planned Community Districts	35-345	Zoning	2-Beyond Editing/ Clarifying	Update MPCD to differentiate the process/guidelines if adopted before Jan. 1, 2021 and if adopted after Jan. 1, 2021. Add an entire section pertaining the process/guidelines for "MPCD established after Jan. 1, 2021, specifically allowing site plans to go directly to Zoning Commission.	Update MPCD section to reflect what we did to the PUD section of the UDC, to have the site plan go directly to Zoning Commission.	Approval w/ edits	Approval w/ edits			Approval w/ edits
24	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett/Chris McCollin	5-19	Appendix B- Application Submittal	City-Wide	B101-1 Table (f)(3)	Scale issue	1-Editing/ Clarifying	To provide more flexibility, change " scale of not less than 1 in 2,000 scale" to "an accurate engineering scaling"	There isn't really a requirement to use a 1 in 2000 scale. As long as the scale is accurate, we can accept.	Approval				Approval
25	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett/Chris McCollin	5-20	Appendix B- Application Submittal	Street Construction/ Technology	35-B101(f)	Obsolete Code	1-Editing/ Clarifying	Remove certain sections like MicroStation(DGN)/Generic (DXF) format. Remove certain media requirements/file creation and replace it with "uploaded online or delivered to Development Services via digital files."	With the launch of BuildSA, several sections are no longer needed such as MicroStation (DGN)/Generic (DXF) format, and certain media requirements/file creation.	Approval				Approval
26	2021-0005	Internal	DSD-Subdivision-Daniel Hazlett	5-21	Article IV- Procedures	Platting	35-441(b)	Limited Review	2-Beyond Editing/ Clarifying	Define and Clarify what can constitute a "Limited Review" by removing "if the request is to add, relocate or delete an easement or restriction, with the exception of a no build or conservation easement; then limited circulation shall not apply."	Determine if any plat is eligible for limited review and, if so, add definition for "Limited Review" and detail in which situations a "Limited Review" may or may not apply.	Approval				Approval

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27	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		Approval
28	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	Approval		Approval
29	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-24	Article III-Zoning	Use Regulations/ Attached Dwellings	35-373(b)(4)	Townhome Development	2-Beyond Editing/ Clarifying	Remove "min. of 80 ft. lot depth requirement" and replace it with "Minimum lot size requirement of 1,200 sq. ft."	To create more flexibility, remove "minimum of 80' lot depth requirement", and replace it with the "minimum lot size requirement of 1,200 sq. ft."	Approval	Approval			Approval
30	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-25	Appendix A-Definition and Rules Interpretation	City-wide/Zoning	35-A101	Definitions	2-Beyond Editing/ Clarifying	Remove the definition for "Child Care Institution (specialized)" and "Child Care Institution (Basic)". Remove "Child Care Institution (Basic)", "Childcare Daycare Center", "Childcare Licensed Child Care", and "Child Care Registered Child Care Home" and add "Child Care Facility (1-6 Children)" and "Child Care Facility (7-12 Children) to Table 311-1 Use Matrix	To simplify the definition for Child Care Facilities, remove the definitions for "Child Care Institution (specialized)", "Child Care Institution (Basic)". To match Appendix A, remove "Child Care Institution (Basic)", "Childcare Daycare Center", "Childcare Licensed Child Care", and "Child Care Registered Child Care Home" & add "Child Care Facility (1-6 Children)" and "Child Care Facility (7-12 Children) to Table 311-1 Use Matrix	Approval	Approval			Approval
31	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-26	Article VII-Vested Rights and Nonconforming Uses	Non-Conforming Uses	35-706(e)	Replacement Value of Nonconforming Structures	2-Beyond Editing/ Clarifying	Define/clarify "Replacement Costs" for the destruction of a non-conforming structure for both non-residential and residential dwelling units. Add a commentary note defining residential dwelling units as all single family and multi-family uses.	Staff has no definition or way to measure "Replacement Cost" when determining if a nonconforming structure has been destroyed.	Approval w/ edits				Approval w/ edits
32	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-27	Article V-Development Standards	Lot Layout/ Zoning	35-515(a)(2)A	Building on or near lot line	1-Editing/ Clarifying	Remove "excluding accessory dwellings" and "or near "in this section. Add "R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use"	Remove "excluding accessory dwellings" and "or near". Add "R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use"	Approval w/ edits	Approval w/ edits			Approval w/ edits
33	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-28	Article IV-Procedures	Zoning	35-403(d)(4)B	Fix NR in the range	2-Beyond Editing/ Clarifying	Add "NR" to Zoning Intensity section	Add "NR" to Zoning Intensity section	Approval	Approval			Approval
34	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-29	Appendix A-Definition and Rules Interpretation	City-Wide	35-A101	Entertainment Venue (indoor) Definition	1-Editing/ Clarifying	Modify definition of "entertainment venue (indoor)" does not include "outdoor venues such as but not limited to theme parks, go-cart tracks, carnivals/circuses, theaters, and performing arts venues."	There was confusion that theme parks, go-cart tracks, carnival/circuses, theaters, and performing arts venues could not be built indoors based on the current definition, but these uses are acceptable activities for an entertainment venue (indoor) as long as it was not outdoors.	Approval	Approval w/ edits			Approval w/ edits
35	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-30	Article III-Zoning	City-Wide/ Zoning	Table 311-1 & Table 311-2	Libraries	2-Beyond Editing/ Clarifying	Include "Library (Public)" and its permitted uses to Table 311-1 and Table 311-2	Add "Library (Public)" and its permitted uses to Table 311-1 Residential Use Matrix and Table 311-2 Non-Residential Use Matrix	Approval w/ edits	Approval w/ edits			Approval w/ edits
36	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-31	Article III-Zoning	City-Wide/ Zoning	Table 311-2 Nonresidential Use Matrix	Hookah Lounges	2-Beyond Editing/ Clarifying	Add "Hookah Lounge/Smoking Rooms" to Tobacco Store-Retail in Table 311-2 Non-Residential Use Matrix Table	Include "Hookah Lounge/Smoking Rooms" to Tobacco Store-Retail in Table 311-2 Non-Residential Use Matrix Table	Approval	Approval			Approval
37	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-32	Appendix A-Definition and Rules Interpretation	City-Wide/Use Regulations	35-A101	Funeral Home Services	2-Beyond Editing/ Clarifying	Remove definition "funeral home services: those services provided by a funeral home establishment including but not limited to..." in 35-396 (c) and move it Appendix A	Appendix A is considered the glossary of the UDC, therefore the definition of funeral homes should not be in 35-396 (c) of the UDC but in Appendix A to maintain the format of the UDC and make it easier for customers to find this definition.	Approval	Approval			Approval
38	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-33	Article IV-Procedures	Platting	35-430(c)(12)	Concession Stands	2-Beyond Editing/ Clarifying	Remove "concession facilities" from Plat Exceptions section	Remove concession facilities from being allowed to be issued a Certificate of Determination (COD)	Approval				Approval
39	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-34	Appendix A-Definition and Rules Interpretation	City-Wide	35-A101	Definition	1-Editing/ Clarifying	Add the definition for "Habitable space/area" to Appendix A	Add the definition "Habitable space/area: A place in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closet, halls or utility spaces and similar areas are no considered habitable spaces" to Appendix A	Approval				Approval
40	2021-0005	Internal	DSD-Zoning-Cat Hernandez	5-35	Article III-Zoning	Zoning	35-310.01(c)	RM Development	3-Detailed Discussion	Require multiple units to be in one enclosed structure for all residential districts.	Require multiple units to be in one enclosed structure for all residential districts.	Approval w/ edits	Approval w/ edits			Approval w/ edits
41	2021-0005	Internal	DSD-Land Development Logan Sparrow	5-36	Appendix B-Application Submittal	Platting	35-B121(f)1-3	Remove Certain DSD Forms	1-Editing/ Clarifying	Remove 'Surveyors' Certificate', 'Engineer's Certificate', and 'Owner's Acknowledgement'	Reviewed DSD Application/Forms within Appendix B and decided to remove 'Surveyors' Certificate', 'Engineer's Certificate' and 'Owner's Acknowledgement' from Section 35-B121	Approval w/ edits				Approval w/ edits
42	2021-0005	Internal	DSD-RID 2018-006 Logan Sparrow	5-37	Article V-Development Standards	Parking/Storage Standards	35-525(c)	Outdoor Storage Standards	2-Beyond Editing/ Clarifying	Include an additional subsection for drainage and surfacing in the Outdoor Storage Standard section	All drive isles/lanes for vehicular access to and from Class 3,4,5 shall be properly graded for drainage, surface for all weather, and have continuous maintenance	Approval				Approval
43	2021-0005	Internal	DSD-RID 2018-006 Jenny Ramirez/M. Uresti/ Logan Sparrow	5-38	Appendix A-Definition and Rules Interpretation	City-Wide/Zoning	35-A101	Definition/Rule Interpretation	2-Beyond Editing/ Clarifying	Include additional wording in the 'all weather surface' (parking and vehicular access)' definition	Include "or type of pervious pavement approved by the development services department" to the definition of 'all weather surface (parking and vehicular access)'	Approval				Approval

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44	2021-0005	Internal	DSD-RID 2018-003 Logan Sparrow/Logan Sparrow	5-39	Article III-Zoning	Zoning	Table 311-2 Nonresidential Use Matrix	Use Regulations	2-Beyond Editing/ Clarifying	Update Table 311-2 Nonresidential Use matrix for Wholesale: Dairy Products; Fruit and Produce; and Grocery to also be permitted in "L" and "I-2";	Update Table 311-2 Nonresidential Use Matrix to allow "Wholesale-Dairy Products in "L" and "I-2"; "Wholesale-Fruit and Produce" in "I-2"; and Wholesale-Grocery" in "L"	Approval	Approval			Approval
45	2021-0005	Internal	DSD-RID 2017-006 Jenny Ramirez/M. Uresti/ Logan Sparrow	5-41	Article V-Development Standards	Lot Layout	35-516(o)	Setbacks & Frontage Regulations	2-Beyond Editing/ Clarifying	Remove "Previous plats" subsection (o)	Delete " the setback line, as shown on plats initiated two (2) years prior to Dec. 2, 2004, shall be recognized as the official setback line."	Approval				Approval
46	2021-0005	Internal	DSD-RID 2017-005 & RID 2017-007 Logan Sparrow	5-42	Article V-Development Standards	Street Design	35-506 e(7)	Transportation & Street Design	2-Beyond Editing/ Clarifying	Update permitted options for "Secondary/Additional Access"	Remove "minimum of 400ft of frontage" and include additional subsections pertaining to secondary/additional access	Approval w/ edits				Approval w/ edits
47	2021-0005	Internal	DSD-RID 2017-004 Jenny Ramirez/ M. Uresti/ Logan Sparrow	5-43	Article III-Zoning	Zoning/Use Regulations	35-392 (a)	Illumination of Uses	2-Beyond Editing/ Clarifying	Remove "and" and Add "it shall also be arranged so that it"	Grammatical change to this section	Approval	Approval			Approval
48	2021-0005	Internal	DSD-RID 2019-001 Logan Sparrow	5-44	Appendix A-Definition and Rules Interpretation	City-Wide/Zoning	35-A101	Definition/ Rules Interpretation	2-Beyond Editing/ Clarifying	Add the definition for "Mobile Retail Establishments"	Add definition for "Mobile Retail Establishment"	Approval	Approval			Approval
49	2021-0005	Internal	DSD-RID 2016-002 Logan Sparrow	5-45	Article V-Development Standards	Street Design	35-506 (d)(9)(B3)	Paper Streets	2-Beyond Editing/ Clarifying	"Paper Streets" will be required to meet the minimum pavement standards when platting/ requesting a building permit	"Paper Street" are not properly represented under the substandard street section of the UDC, so it will add that pavement improvements shall be required on paper streets when building permit for a new structure issued. It will not apply to properties located outside City Limits and within the ETJ	Approval w/ edits				Approval w/ edits
50	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		Approval w/ edits
51	2021-0005	Internal	DSD-RID-2019-004 Logan Sparrow	5-47	Article IV-Procedures	Platting	35-440	Residential Replats	2-Beyond Editing/ Clarifying	Update section to be in accordance with HB 3314, by allowing Administrative Approval for residential replats without variances/exceptions and update its notification procedures to include "zoning designations after replat and the Case Manager's phone # and email address."	To be in compliance with HB 3314, will change that "residential single-family and duplex without any variances or exceptions, can be approved by DSD Director without a public hearing before the Planning Commission" and no later than the 15th day after approval, the staff must "provide a written notice of approval by mail to each owner within 200 ft. of the lots to be replated" and must include "zoning designation after replat and the Case Manager's phone number and email address."	Approval w/ edits				Approval w/ edits
52	2021-0005	Internal	DSD-RID-2019-005 Logan Sparrow	5-48	Article III-Zoning	Neighborhood Conservation Districts	35-335(e)	Building Materials	2-Beyond Editing/ Clarifying	Update Neighborhood Conservation District (NCDs) and Corridor Districts sections to be in accordance with HB 2439, by no longer having building materials restrictions for NCDs/Corridors established AFTER April 1, 2019.	To be in compliance with HB 2439, as of Sept 1, 2019, Neighborhood Conservation Districts(NCDs) and Corridor Districts established AFTER April 1, 2019 will no longer have building material restrictions. Historic Districts and RIOs are protected and will not be affected.	Approval	Approval			Approval
53	2021-0005	Internal	DSD-RID-2019-006 Logan Sparrow	5-49	Appendix A-Definition and Rules Interpretation	City-wide/Zoning	35-A101	IDZ, MXD, R-1 & R-2 Zoning Districts & Land Use Category	2-Beyond Editing/ Clarifying	Add "R-1", "R-2", "IDZ-1", "IDZ-2", "IDZ-3", and "MXD" to the permitted zoning districts that are consistent to the described land use categories. Remove "IDZ" and "MXD" from the "may be considered consistent..." bullet point through out this section.	To be in compliance with Ordinance 2018-10-11-0815, "IDZ-1", "IDZ-2", "IDZ-3" "MXD", "R-1", and "R-2" may be considered consistent with a designated land use category, if permitted uses in site plan are consistent with the use and densities of the land use category. Additionally if "IDZ" is listed as a consistent zoning district, a plan amendment will not be required as long as uses are consistent with zoning districts listed in land use category.	Approval	Approval			Approval
54	2021-0005	Internal	DSD-RID-2021-003 - Corey Edwards/ Logan Sparrow	5-50	Article VI- Historic Preservation and Urban Design	City-Wide/ Historic	35-645	Digital Signs	2-Beyond Editing/ Clarifying	Include a definition for Government Sign to Appendix. Include Signs by a government agency meeting the definition of a Government Sign, provided that all other applicable design standards and guidelines are met or otherwise approved through a Certificate of Appropriateness to the Prohibited Signs List	This section and the exemption language in Chapter 28 for government signs creates a conflict. The UDC should not prohibit government signs/signs by a government agency with the purpose of providing public information, legal notices, or benefit the general public. OHP staff will continue to review signage proposals for general size, placement, material, and lighting standards and guidelines, but should not enforce the prohibition of digital signs as currently defined in the UDC	Approval	Approval		Approval	Approval
55	2021-0005	Internal	DSD-Land Development Logan Sparrow	5-51	Appendix A-Definition and Rules Interpretation	City-wide/Zoning	35-A101	Definition/Rule Interpretation	1-Editing/ Clarifying	Add newly created districts to "residential development" and "residential district" definitions within Appendix A	Add newly created districts to "residential development" and "residential district" definitions within Appendix A	Approval	Approval			Approval
56	2021-0005	Internal	DSD-Land Development RID-2020-004	5-52	Article V-Development Standards	City-wide/Zoning	35-502(e)(2) & 35-506	Driveway Access	2-Beyond Editing/ Clarifying	Modify language to include "For lots less than 200 feet of unrestricted frontage, one access point will only be permitted if shared access cannot be obtained through adjacent parcels. For lots with 200 ft. or more of unrestricted frontage, one access point will be permitted for every 200 ft. of unrestricted frontage. In addition, each driveway which is allowed at the 200 ft. minimum spacing must meet the following subsequent sections of the UDC to be permitted."	Provide clarification of the number of access points that will be allowed for Commercial, Industrial and Medium & High-Density Residential developments.	Approval w/ edits				Approval w/ edits

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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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
57	2021-0005	Internal	DSD-Land Development- RID-2020-001	5-53	Article III- Zoning	City-wide/Zoning	35-381(b)	Density in D & Mixed Use Buildings	2-Beyond Editing/ Clarifying	Update to reflect that density restriction for Mixed-Use buildings and Live-Work Units does not apply to "D" Downtown Districts.	Mixed-Use Buildings and Live-Work units appear in the use matrix tables with a density limitation, but there is no density limitation for attached apartments/condominiums which represents a conflict within the code.	Approval	Approval			Approval
58	2021-0005	Internal	DSD-Land Development- RID-2020-002	5-54	Article III- Zoning	City-wide/Zoning	35-378(a)(8)	Home Occupations	2-Beyond Editing/ Clarifying	Update to reflect changes in technology that allow soliciting and sales by phone, internet or mail order	Current code does not imply that sales transactions can occur online and this should be clarified as allowable because these transactions don't change the character of the neighborhood.	Approval w/ edits	Approval w/ edits			Approval w/ edits
59	2021-0005	Internal	DSD-Logan Sparrow- RID-2020-003	5-55	Article III- Zoning	City-wide/Zoning	35-311(b)(3)	Stand-Alone Personal Hygiene Facilities	2-Beyond Editing/ Clarifying	Classify stand-alone personal hygiene facilities as a use	The UDC does not currently classify these as a temporary or permanent use.	Approval w/ edits	Approval w/ edits			Approval w/ edits
60	2021-0005	Internal	DSD-Zoning-Catherine Hernandez	5-56	Article III- Zoning	City-wide/Zoning	35-372 (c)(2)(C)	Affordable Dwelling Units	1-Editing/ Clarifying	Change "(six (6) dwelling under per acre in Table 310-1)"to "seven (7) dwelling under per acre in Table 310-1). "	Grammatical change to this section	Approval	Approval			Approval
61	2021-0005	Internal	DSD-Catherine Hernandez-RID-2022-001	5-57	Appendix A- Definition and Rules Interpretation	City-Wide/ Zoning	35-A101	Permanent Supportive Housing	2-Beyond Editing/ Clarifying	Add a new definition for Permanent Supportive Housing. Classify as a residential use in the Use Matrix 35-311 and being permitted in RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, MF-50, and ERZD	The Federal government is providing funding for more permanent housing solutions for populations in need. This use functions as multi-family residential uses intended to provide permanent housing as well as some supportive services in office or meeting room settings for the residents. Since this similar to other multifamily apartment/communities that offer gathering rooms and other amenities for their residents, this code provisions will clarify to distinguish these uses separately.	Approval w/ edits	Approval w/ edits			Approval w/ edits
62	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-1	Article V- Development Standards	City-Wide	Division 5-Natural Resource Protection	Statement of Purpose	2-Beyond Editing/ Clarifying	Add urban agriculture related language to Natural Resource Protection	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval				Approval
63	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-2	Article I- Purpose and Scope	City-Wide	35-102	General Purpose and Intent	2-Beyond Editing/ Clarifying	Include equity and community food security in this section	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval				Approval
64	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-3	Article III- Zoning	City-Wide	35-301	Statement of Purpose	2-Beyond Editing/ Clarifying	Include community gardens and urban farms and to promote equity and community food security, and urban farming	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval w/ edits	Approval w/ edits			Approval w/ edits
65	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-4	Article IV- Procedures	City-Wide	35-430 (c)(18)	Plat Exception	2-Beyond Editing/ Clarifying	Add urban farm/green house as Item 18 under "Plat Exceptions" as long as the lot is not smaller than 5,000 sq ft, there are no habitable structures on site, and there are no permanent toilets on site. "	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval				Approval
66	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-5	Article V- Development Standards	City-Wide	35-503	Parkland Dedication Requirement	2-Beyond Editing/ Clarifying	Add community gardens and urban farms to Parkland Dedication Requirement	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval				Approval
67	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-6	Article V- Development Standards	City-Wide	35-525(a)	Urban Farm Storage	2-Beyond Editing/ Clarifying	Add outdoor storage standard for urban farms to the Class 5 Storage section	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval w/ edits				Approval w/ edits
68	2021-0006	External	Food Policy Council of San Antonio-Leslie Provence	6-7	Appendix A- Definition and Rules Interpretation	City-Wide	35-A101	Definition/ Rules Interpretation	2-Beyond Editing/ Clarifying	Add urban agriculture-related definitions to Appendix A	Urban Agriculture is outlined in FS8 and FS9 of the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	Approval w/ edits				Approval w/ edits
69	2021-0007	Internal	Parks and Recreation- Homer Garcia III	7-1	Article V- Development Standards	City-Wide	35-503(g)(6)	Parkland Dedication Requirement	2-Beyond Editing/ Clarifying	Remove the distance requirements to allow Fees in Lieu of Parkland Dedication to be used in any San Antonio park.	Currently, all fees collected in lieu of parkland dedication for the acquisition/improvements of land for public parkland have distance requirements related to the location of the proposed development. This will remove all of those distance requirements.	Approval				Approval
70	2021-0007	Internal	Parks and Recreation- Homer Garcia III	7-2	Article V- Development Standards	City-Wide/ Landscaping	35-523(o)&(q)	Tree Preservation	3-Detailed Discussion	Add a provision to allow Tree Preservation Mitigation funds to be allowed to purchase additional parkland for planting, adding trees to San Antonio tree canopy.	This will add additional use of funds for both the Tree Mitigation Fund and Tree Canopy Investment Fund. These additional uses can be used by the Parks and Recreation department to acquire more park land and planting more trees.	Approval w/ edits				Approval w/ edits
71	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	Approval w/ edits		Approval

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72	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		Approval
73	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	Approval		Approval
74	2021-0010	Internal	Zoning Commission-Cat Hernandez	10-1	Article III- Zoning	City-Wide	Table 311-1 Residential Use Matrix	Use Regulations	1-Editing/ Clarifying	Remove LBSCS columns from Table 311-1 Residential Use Matrix and Table 311-3 Nonresidential Use Matrix	To remove the reference to the Land Base Classification System, which is updated more frequently than the UDC.	Approval	Approval			Approval
75	2021-0010	Internal	Zoning Commission-Cat Hernandez	10-2	Article III- Zoning	City-Wide	35-343.01(b)(8)(C-D)	Major Amendments to IDZ Site Plans	2-Beyond Editing/ Clarifying	Add "any increases above 10% in the total floor area shown on the approved site plan" as a Major Amendment for all IDZ-1 and IDZ-2 and IDZ-3 less than or equal to 1 acre. Add "any increase above 30% in the total buildable area shown on the approved site plan" as a Major Amendment from all IDZ-2 and IDZ-3 greater than 1 acre	To allow some flexibility in site design and layout for approved IDZ Zoning Cases.	Approval w/ edits	Approval w/ edits			Approval w/ edits
76	2021-0010	Internal	Zoning Commission-Cat Hernandez	10-4	Article IV- Procedures	City-Wide	35-403(d)(4)(B)(v)	Notice Provisions	1-Editing/ Clarifying	Add language allowing request for zoning to not be required to renotify if it is being amended to "decrease the density of single family district"	To avoid duplicate mailing costs when an applicant amends a single family zoning case to a zoning district that permits fewer single family units	Approval	Approval w/ edits			Approval w/ edits
77	2021-0010	Internal	Zoning Commission-Cat Hernandez	10-5	Appendix A- Definition and Rules Interpretation	City-Wide	35-A101	Comprehensive Land Use Category	1-Editing/ Clarifying	Add " additionally special districts shall be considered consistent with a designated land use category, provided that the permitted uses included in the request and/or site plan, are consistent with the uses and densities of the land use category" the comprehensive land use category definition	To clarify that for special zoning districts, the consistency with the adopted future land use plan will be based upon the specific requested uses and residential densities as described in the application or site plan. Please refer to RID 2019-006	Approval w/ edits	Approval w/ edits			Approval w/ edits
78	2021-0011	Internal	Planning Commission-Logan Sparrow	11-1	Article V- Development Standards	City-Wide	Table 506-1 & Table 506-3	Transportation & Street Design	1-Editing/ Clarifying	Add a note for Freeway in Table 506-1 stating "A freeway classification is conform with TxDOT requirements or any interlocal agreement in effect with the City and TxDOT and not subject to the requirements of Table 506-3 or Table 506-4A1. Remove "bicycle facilities are required on all collector and arterial roadways" and Replace "transportation and capital improvements (TCI) and transportation planning division-traffic engineering group" to "development services department (DSD) in coordination with transportation department" from Note (5) of Table 506-3.	To clarify that regulations on TXDOT right-of-way will be in accordance with TXDOT regulations and applicable Interlocal Agreements. Clarify that Development Service conducts traffic review, not TCI.	Approval w/ edits				Approval w/ edits
79	2021-0011	Internal	Planning Commission-Logan Sparrow	11-2	Appendix B- Application Submittal	City-Wide	35-B121.(f)(3)	Subdivision Plat Application	1-Editing/ Clarifying	Replace Bexar County, Texas to State of Texas on the Owner's acknowledgment section of the Subdivision Plat Application Form	To clarify that the notary for plats does not have to state the county.	Approval				Approval
80	2021-0013	External	MSJNA, HWMRNA, Roosevelt NA, and Villa Coronado NA - Theresa Ybanez	13-1	Article III- Zoning	MPOD Properties	35-339.06(b)(1)	"MPOD" Mission Protection Overlay Districts	2-Beyond Editing/ Clarifying	Increase MPOD boundaries radius from 1,500 feet to 2,500 feet	"To better protect the Missions within the World Heritage Buffer Zone from encroaching development that would harm the Outstanding Universal Value - intangible heritage and authentic experience at and around the World Heritage site. The change would be in sync with SA Tomorrow plan and the community's goals."+L106	Approval	Approval w/ edits		Approval w/ edits	Staff recommends Modification at Planning Commission
81	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	14-1	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F106	Special Floodplain Definitions	2-Beyond Editing/ Clarifying	Adding definitions for ecological functioning, green infrastructure or nature-based storm water management, riparian areas, tributary	Adding definitions for ecological functioning, green infrastructure or nature-based storm water management, riparian areas, tributary	Approval w/ edits				Approval w/ edits
82	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	14-6	Appendix H- Storm Water Design Criteria Manual	City-Wide	Appendix H - Chapter 4	Storm Water Design Criteria Manual	2-Beyond Editing/ Clarifying	In order to reduce cumulative impacts as watershed approach full build-out, this amendment would make on-site stormwater detention requirement of participation in the Regional Stormwater Program (RSWMP).	In order to reduce cumulative impacts as watershed approach full build-out, this amendment would make on-site stormwater detention a requirement of participation in the Regional Stormwater Program (RSWMP).	Approval w/ edits				Approval w/ edits
83	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	14-7	Appendix H- Storm Water Design Criteria Manual	City-Wide	Appendix H - Chapter 19	Definitions	2-Beyond Editing/ Clarifying	This would update the UDC definitions of key terms related to floodplains and riparian areas, consistent with current science and federal floodplain recommendations."	This would update the UDC definitions of key terms related to floodplains and riparian areas, consistent with current science and federal floodplain recommendations."	Approval w/ edits				Approval w/ edits
84	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	14-8	Article III- Zoning	City-Wide	35-343.01 (f)(1)	Storm Water Management	2-Beyond Editing/ Clarifying	These amendments will ensure that abutting properties will be protected from stormwater runoff during local rain events.	These amendments will ensure that abutting properties will be protected from stormwater runoff during local rain events.	Approval w/ edits	Approval w/ edits			Approval w/ edits
85	2021-0014	External	Greater Edwards Aquifer Alliance-Deborah Reid	14-9	Article V- Development Standards	City-Wide	35-503(a)	Parkland Dedication Requirement	2-Beyond Editing/ Clarifying	These amendments will not only address the shortage of parks within the city, but will ensure that dedications increase the city's open green space. This open space will continue to provide air and water quality while reducing stormwater runoff in a manner to provide outdoor recreational opportunities and safe pedestrian access.	These amendments will not only address the shortage of parks within the city, but will ensure that dedications increase the city's open green space. This open space will continue to provide air and water quality while reducing stormwater runoff in a manner to provide outdoor recreational opportunities and safe pedestrian access.	Denial				Denial

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86	2021-0015	Internal	CPS Energy-Scott Lyssy	15-2	Article IV- Procedures	City-Wide	35-430(c)(11)	Electrical Substations	1-Editing/ Clarifying	Amending the list of nonhabitable uses that shall not require a subdivision plat to include "electrical substations"	Amending the list of nonhabitable uses that shall not require a subdivision plat to include "electrical substations"	Approval				Approval
87	2021-0016	External	Tier One Neighborhood Coalition-Ray Morales	16-1	Article III- Zoning	City-Wide	Table 310-1	Lot & Building Dimensions	3-Detailed Discussion	Modify and provide a 25 foot, 1 1/2 story height limit for R-1, R-2, and R-3	To be consistent with the Master Plan and Community Plans. Implement the Master Plan policy "to protect neighborhoods" and "ensure new development is compatible with surrounding development in use, character, and size."	Approval w/ edits	Approval w/ edits			Approval w/ edits
88	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) outnumbers Type 1 (80 permits)	Approval w/ edits	Approval w/ edits	Approval w/ edits		Approval w/ edits
89	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	16-5	Appendix A- Definition and Rules Interpretation	City-Wide	35-A101	Half Story	3-Detailed Discussion	Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormer are not required, a sloping roof replacing opposing walls is required.	Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormer are not required, a sloping roof replacing opposing walls is required.	Approval w/ edits	Approval w/ edits			Approval w/ edits
90	2021-0016	External	Tier One Neighborhood Coalition-Steve Versteeg	16-6	Article IV- Procedures	City-Wide	35-409(a)	Citizen Participation Plan	3-Detailed Discussion	Continuance and postponements are costly to the city and applicants. Continuance are very commonly a result of lack of sufficient discussion and information sharing between the applicants and the individual neighbors affected in order to reach a deeper understanding of the impacts of the proposed changes. Current and state based notification results in nearby neighbors never knowing or having few days to formulate and learn the process for feedback. Requiring active outreach and documentation of issues results in efficient and effective participation that better achieves city goals regarding equity and participation.	Continuance and postponements are costly to the city and applicants. Continuance are very commonly a result of lack of sufficient discussion and information sharing between the applicants and the individual neighbors affected in order to reach a deeper understanding of the impacts of the proposed changes. Current and state based notification results in nearby neighbors never knowing or having few days to formulate and learn the process for feedback. Requiring active outreach and documentation of issues results in efficient and effective participation that better achieves city goals regarding equity and participation.	Approval w/ edits	Approval w/ edits			Approval w/ edits
91	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	Approval w/ edits		Approval w/ edits
92	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	Approval w/ edits		Approval w/ edits
93	2021-0016	External	Tier One Neighborhood Coalition-Mary Johnson	16-12	Article III- Zoning	City-Wide	Table 310-1	Lot & Building Dimensions	3-Detailed Discussion	To complete list of desired changes by 2019 RM MF Task force that were not include in approved amendments to UDC by task force in 2019. Revise section (A) zoning districts RM 4.5, & 6 section (L) height to 35' 2 1/2 and section (M) to 65% of lot area.	To prevent large impervious cover and keep size a scale in character of neighborhoods	Approval w/ edits	Approval w/ edits			Approval w/ edits
94	2021-0016	External	Tier One Neighborhood Coalition-Cosima Colvin	16-13	Appendix A- Definition and Rules Interpretation	Neighborhood Conservation Districts	35-A101	Definitions	1-Editing/ Clarifying	Add a definition for a One-Over-One Light Division Window to Appendix A to clarify terminology in NCD Design Standards	Add a definition for a One-Over-One Light Division Window to Appendix A to clarify terminology in NCD Design Standards	Approval	Approval			Approval
95	2021-0018	Internal	Sustainability-Doug Melnick	18-1	Article V- Development Standards	City-Wide	Division 3	Statement of Purpose	2-Beyond Editing/ Clarifying	Add language to Division 3-Landscaping and Tree Preservation, Statement of Purpose related to tree and plant species adapting to climate change and carbon sequestration	Add language to Division 3-Landscaping and Tree Preservation, Statement of Purpose related to tree and plant species adapting to climate change and carbon sequestration	Approval				Approval
96	2021-0018	Internal	Sustainability-Doug Melnick	18-2	Appendix A- Definition and Rules Interpretation	City-Wide	35-A101	Definitions	2-Beyond Editing/ Clarifying	Add new definitions for "embodied carbon", environmental product declaration (EPD)", and "low carbon materials" to Appendix A	Add new definitions to Appendix A to help clarify additional UDC amendments submitted by Office of Sustainability	Approval				Approval
97	2021-0018	Internal	Sustainability-Doug Melnick	18-3	Article V- Development Standards	City-Wide	35-526(f)	Environmental Product Declarations	2-Beyond Editing/ Clarifying	Add language related to encouraging use of permeable, reflective materials, as well as Environmental Product Declarations (EPDs). Add language to the Lighting section requiring dark-sky lighting for new parking lots	Add language related to encouraging use of permeable, reflective materials, as well as Environmental Product Declarations (EPDs). Add language to the Lighting section requiring dark-sky lighting for new parking lots	Approval w/ edits				Approval w/ edits
98	2021-0018	Internal	Sustainability-Doug Melnick	18-4	Article V- Development Standards	City-Wide	35-523	Statement of Purpose	2-Beyond Editing/ Clarifying	Add language related to the role of tree canopy in mitigating climate change, Urban Heat Island (UHI) and equity	Add language related to the role of tree canopy in mitigating climate change, Urban Heat Island (UHI) and equity	Approval w/ edits				Approval w/ edits
99	2021-0018	Internal	Sustainability-Doug Melnick	18-5	Article V- Development Standards	City-Wide	35-523(m)(7)	General Planting Standards	3-Detailed Discussion	To include requirements for social suitability for planting landscaping materials	To include requirements for social suitability for planting landscaping materials	Approval w/ edits				Approval w/ edits

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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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
100	2021-0018	Internal	Sustainability-Doug Melnick	18-6	Article V-Development Standards	City-Wide	35-506	Transportation & Street Design	2-Beyond Editing/ Clarifying	Add language to Statement of Purpose incorporating Urban Heat Island and EPD Language. Add language to Street Lights requiring dark-sky lighting for new streetlights. Add language to pavement standards encouraging permeable and reflective pavement. Add language to sidewalk standards encouraging low-carbon materials	Add language to Statement of Purpose incorporating Urban Heat Island and EPD Language. Add language to Street Lights requiring dark-sky lighting for new streetlights. Add language to pavement standards encouraging permeable and reflective pavement. Add language to sidewalk standards encouraging low-carbon materials	Approval w/ edits				Approval w/ edits
101	2021-0018	Internal	Sustainability-Doug Melnick	18-7	Article III- Zoning	City-Wide	35-398(b)	Renewable Energy Systems	2-Beyond Editing/ Clarifying	Clarify language in existing solar array and add new language for additional solar typologies: rooftop solar (35-398 (c)) and solar canopies (35-398(d))	Clarify language in existing solar array and add new language for additional solar typologies: rooftop solar (35-398 (c)) and solar canopies (35-398(d))	Approval w/ edits	Approval w/ edits			Approval w/ edits
102	2021-0018	Internal	Sustainability-Doug Melnick	18-8	Article I- Purpose and Scope	City-Wide	35-105(b)(9)	SA Climate Ready Plan	1-Editing/ Clarifying	To include the SA Climate Ready Climate Action and Adaptation Plan to the list of Council-Approved Master Plans	To include the SA Climate Ready Climate Action and Adaptation Plan to the list of Council-Approved Master Plans	Approval w/ edits				Approval w/ edits
103	2021-0019	External	San Antonio River Authority-Melissa Bryant	19-1	Article III- Zoning	RIO Zoned Properties	35-399.07	West Side Creeks Water Quality Protection Area	3-Detailed Discussion	To add a new code section to the UDC for water quality protection area in the West Side Creeks to include Martinez Creek, Zarzamora Creek, Alazan Creek, Apache Creek, and San Pedro Creek	This protection area would ensure adequate treatment of storm water runoff that may potentially adversely affect the water quality in the West Side Creeks	Approval	Approval w/ edits			Staff recommends Modification at Planning Commission
104	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-1	Article VI - Historic Preservation and Urban Design	Historic Properties	35-605	District Designation Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Remove references to non-local designation types; Clarification of when interim controls apply; Additional clarification of required steps in the process; Updates to reflect State Law	Necessary for ease of use and interpretation; compliance with State Law	Approval			Approval	Approval
105	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-2	Article VI - Historic Preservation and Urban Design	Historic Properties	35-606	Landmark Designation Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Clarification of separate process and application for non-owner applications; Simplify hearing schedule requirements and refer to zoning process; Updates to reflect State Law; Correctly reference non-local designation types as potentially eligible resources; Elimination / consolidation of 35-453	Necessary for ease of use and interpretation; compliance with State Law	Approval			Approval	Approval
106	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-3	Article VI - Historic Preservation and Urban Design	Historic Properties	35-608, 35-610	COA Process	2-Beyond Editing/ Clarifying	Reorganization of subsections; Relate conceptual review to completeness review, Add appropriate references to other sections pertaining to completeness requirements and review criteria according to application type; Update process for subsequent applications; Remove references to non-local designation types and review criteria; Refer appeals process to correct section of code and eliminate contradictory appeals language	Necessary for ease of use and interpretation; Incorporates task force recommendations	Approval			Approval	Approval
107	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-4	Article VI - Historic Preservation and Urban Design	Historic Properties	35-611	Administrative Approval	2-Beyond Editing/ Clarifying	Reorganization of subsections; Distinction of expedited vs. standard reviews and related review periods; Reinforce completeness requirements and conformance with adopted guidelines and standards; Include additional scopes of work eligible for expedited and standard reviews	Incorporates task force recommendations	Approval			Approval	Approval
108	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-5	Article VI - Historic Preservation and Urban Design	Historic Properties	35-614	Administrative Approval	2-Beyond Editing/ Clarifying	Reorganization of subsections; Updates with procedures previously located in 35-455; Clarify applicability to historic landmarks and contributing properties; Remove duplicative language	Necessary for ease and use of interpretation	Approval w/ edits			Approval w/ edits	Approval w/ edits
109	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-6	Article VIII - Administrative Agencies	Historic Properties	35-803	HDRC	2-Beyond Editing/ Clarifying	Expansion of membership including creation of new board; Incorporate Rules of Procedure (2010); Update quorum requirements to reflect State Law	Incorporates task force recommendations with the goal of reducing case load at individual public hearings; Compliance with State Law	Approval w/ edits			Approval w/ edits	Approval w/ edits
110	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-7	Article IV- Procedures	Historic Properties	Table 403-1	Notice Provisions	2-Beyond Editing/ Clarifying	Adding clarifying language which distinguishes different types of requests. For example, a landmark designation application should be zoning notice requirements. This is a different type of request than the initial public hearing regarding eligibility which can be initiated in a few different ways. Adding language to reflect owner notice requirements under State Law.	Adds clarity; Compliance with State Law	Approval			Approval	Approval
111	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-8	Article IV- Procedures	Historic Properties	Article IV, Division 5	Notice Provisions	2-Beyond Editing/ Clarifying	OHP proposes consolidating language related to the Historic and Design Review Process in Article VI. This amendment strikes all existing language in Article IV, Division 5 and introduces placeholder text referring users to Article VI. See separate amendments for proposed updated sections in Article VI.	Necessary for ease of use	Approval			Approval	Approval
112	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-9	Article VI - Historic Preservation and Urban Design	Historic Properties	35-601	Notice Provisions	2-Beyond Editing/ Clarifying	Adds the word "procedures" as they are being relocated from Article IV.	Ease of use / clarifying.	Approval			Approval	Approval
113	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-10	Article VI - Historic Preservation and Urban Design	Historic Properties	35-602	City Historic Preservation Officer	2-Beyond Editing/ Clarifying	Broadens language referring to other City Departments and removes outdated references.	Ease of use / clarifying.	Approval			Approval	Approval

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114	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-11	Article VI - Historic Preservation and Urban Design	Historic Properties	35-603	Commission Defined	2-Beyond Editing/ Clarifying	Relocates language from Article IV; indicates that "commission" in Article VI refers to the HDRC	Ease of use / clarifying.	Approval			Approval	Approval
115	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-12	Article VI - Historic Preservation and Urban Design	Historic Properties	Article VI, Division 2	Statement of Purpose	2-Beyond Editing/ Clarifying	Broadens language and removes outdated references.	Ease of use / clarifying.	Approval			Approval	Approval
116	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-13	Article VI - Historic Preservation and Urban Design	Historic Properties	35-607	Designation Criteria	2-Beyond Editing/ Clarifying	Removes reference to non-local designation types; Adds "or determined eligible" to Criterion 16	The City can only apply regulations through zoning. The State Historic Preservation Office recommends removing this outdated language; There is an established process by which an individual make seek a determination from the State Historic Preservation Office regarding eligibility of a site for state or federal designation. The outcome is similar to the site actually being designated. The UDC allows state and federal designation to be considered as part of a local assessment for eligibility. This amendment aligns with the State process.	Approval			Approval	Approval
117	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-14	Article VI - Historic Preservation and Urban Design	Historic Properties	35-620	Demolition of Permit Review	2-Beyond Editing/ Clarifying	Introduces a new section pertaining exclusively to demolition permit review and eligibility assessment for properties that are not currently designated. This language is relocated from former section 35-455 which was often confused with the review for designated landmarks.	Necessary for ease of use.	Approval			Approval	Approval
118	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-15	Appendix A-Definition and Rules Interpretation	Historic Properties	35-A101	Definitions (various)	2-Beyond Editing/ Clarifying	Edits to existing definitions to better define historic designation and provide clarity to process by which a building located within a historic district may be determined non-contributing.	Ease of use / clarifying.	Approval w/ edits			Approval w/ edits	Approval w/ edits
119	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-16	Appendix B-Application Submittal	Historic Properties	35-B129	Historic Preservation Materials	2-Beyond Editing/ Clarifying	Updates and revisions to various application requirements. Most notable is the requirement for multifamily infill requests to complete and submit a new worksheet part of the application. Additional requirements are also proposed when a non-owner requests a public hearing regarding the eligibility of a property including a signed petition and research documentation.	The application requirements for a COA request will vary depending on scope. These changes incorporate the recommendations of the task force.	Approval w/ edits			Approval w/ edits	Approval w/ edits
120	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-17	Article III- Zoning	Historic Properties	35-338	"RIO" River Improvement Overlay Districts	2-Beyond Editing/ Clarifying	Adding references to Woodlawn Lake Area as an eligible area for a RIO District per City Council Resolution 2018-12-13-0055R. Also adding clarification to the process by which a new RIO Development Node is reviews and recommended.	City Council Resolution 2018-12-13-0055R is intended to protect outward views from Woodlawn Lake Park. These related amendments provide enabling language for a future RIO district for Woodlawn Lake Park. No boundaries for a new zoning district nor any new regulations are proposed at this time.	Approval	Approval		Approval	Approval
121	2021-0020	Internal	Office of Historic Preservation - Shanon Miller	20-18	Article VI - Historic Preservation and Urban Design	Historic Properties	Article VI, Division 5	Downtown Design Guide	2-Beyond Editing/ Clarifying	Relocates existing 35-456 to Article VI in available Division 5. Also incorporates minor process clarifications.	Since 2018, the Downtown Design Guide has been administered by OHP. It was previously administered by Planning Department. Minor clarifying amendments are necessary to clean up the process and eliminate conflicts.	Approval			Approval	Approval
122	2021-0021	Internal	Solid Waste Management Department - Audrey Zamora	21-1	Article III- Zoning	City-Wide	35-344.02	"PUD" Planned Unit Development Districts Established Subsequent to January 1, 2016.	2-Beyond Editing/ Clarifying	Updates "garbage" phrase to more current "solid waste"	This change reflects the current process which has been in place for multiple years as reflected in Chapter 14 of the city code.	Approval w/ edits	Approval w/ edits			Approval w/ edits
123	2021-0021	Internal	Solid Waste Management Department - Audrey Zamora	21-2	Appendix A-Definition and Rules Interpretation	City-Wide	35-A101	Definition and Rules of Interpretation	1-Editing/ Clarifying	Language updates solid waste definition to match the definition in Chapter 14 (Solid Waste) of the city code.	Language updates solid waste definition to match the definition in Chapter 14 (Solid Waste) of the city code.	Approval				Approval
124	2021-0021	Internal	Solid Waste Management Department - Audrey Zamora	21-3	Article V-Development Standards	City-Wide	35-501	General Provisions	1-Editing/ Clarifying	Add a general reference to direct readers to Chapter 14 (Solid Waste)	Add a general reference to direct readers to Chapter 14 (Solid Waste)	Approval				Approval
125	2021-0022	Internal	Planning Department- Micah Diaz	22-1	Article I- Purpose and Scope	City-Wide	35-105(b)(9)	Consistency with Master Plan	1-Editing/ Clarifying	Updating reference to 35-420, adding SA Tomorrow Plans as components of the Master Plan. In compliance with the adoption of the SA Tomorrow Comprehensive Plan and Update to the Comprehensive Planning Program.	Updating reference to 35-420, adding SA Tomorrow Plans as components of the Master Plan. In compliance with the adoption of the SA Tomorrow Comprehensive Plan and Update to the Comprehensive Planning Program.	Approval				Approval
126	2021-0022	Internal	Planning Department- Micah Diaz	22-2	Article II- Use Patterns	City-Wide	35-204(c)(2)	Commercial Center	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval				Approval
127	2021-0022	Internal	Planning Department- Micah Diaz	22-10	Article III- Zoning	City-Wide	35-335(c-d)	NCD Ordinances	1-Editing/ Clarifying	Correcting and updating NCD adoption information, updating references to administrative department, and updating references to plan types	Correcting and updating NCD adoption information, updating references to administrative department, and updating references to plan types	Approval	Approval			Approval
128	2021-0022	Internal	Planning Department- Micah Diaz	22-11	Article III- Zoning	City-Wide	35-343(a)(1)(C)	IDZ Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval			Approval

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129	2021-0022	Internal	Planning Department- Micah Diaz	22-12	Article III- Zoning	City-Wide	35-343.01(a)(1)C2	IDZ Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval			Approval
130	2021-0022	Internal	Planning Department- Micah Diaz	22-13	Article III- Zoning	City-Wide	35-357(e)(2)	FBZD Plan Types	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval	Approval			Approval
131	2021-0022	Internal	Planning Department- Micah Diaz	22-17	Article IV- Procedures	City-Wide	Table 403-1	Notice Provisions	1-Editing/ Clarifying	Update reference to 35-420 and plan types.	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval w/ edits				Approval w/ edits
132	2021-0022	Internal	Planning Department- Micah Diaz	22-18	Article IV- Procedures	City-Wide	35-408(a-b)	Neighborhood Registration	1-Editing/ Clarifying	Updating reference to 35-420 and plan types. Correcting city department by replacing "planning and community development" to "neighborhood and housing services"	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval w/ edits				Approval w/ edits
133	2021-0022	Internal	Planning Department- Micah Diaz	22-19	Article IV- Procedures	City-Wide	35-409(b)(2)B	Citizen Participation Plan	1-Editing/ Clarifying	Update to reference to 35-420. Correcting city department by replacing "planning and community development" to "neighborhood and housing services"	Update to reference to 35-420. Correcting city department by replacing "planning and community development" to "neighborhood and housing services"	Approval w/ edits				Approval w/ edits
134	2021-0022	Internal	Planning Department- Micah Diaz	22-21	Article IV- Procedures	City-Wide	35-420	Comprehensive Planning Program	1-Editing/ Clarifying	Update section name to "Comprehensive Planning Program". Update language to reflect the current planning program and list of plans and consistency requirements.	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval w/ edits				Approval w/ edits
135	2021-0022	Internal	Planning Department- Micah Diaz	22-22	Article IV- Procedures	City-Wide	35-421(d-e)	Zoning Amendments	1-Editing/ Clarifying	Update reference to 35-420 and plan types.	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval				Approval
136	2021-0022	Internal	Planning Department- Micah Diaz	22-24	Article V- Development Standards	City-Wide	35-523(i)(6)D	Tree Preservation	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval				Approval
137	2021-0022	Internal	Planning Department- Micah Diaz	22-26	Article VIII - Administrative Agencies	City-Wide	35-802	Plan Types	1-Editing/ Clarifying	Updating reference to plan types	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval w/ edits				Approval w/ edits
138	2021-0022	Internal	Planning Department- Micah Diaz	22-28	Appendix C- Fee Schedule	City-Wide	35-C102(b)	Zoning Fees	1-Editing/ Clarifying	Updating reference to plan types to include community, perimeter sector, or sub-area	To be in compliance with adoption of the SA Tomorrow Comprehensive Plan and to update the Comprehensive Planning Program	Approval				Approval
139	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	23-1	Article V- Development Standards	City-Wide	35-506(d)(9)C4	Cross-Section & Construction Standards	3-Detailed Discussion	To add an exception to the list of exceptions for affordable housing developments under 20,000 square feet.	The goal is to eliminate an overly burdensome standard for smaller developments providing at least 50% affordable housing units as newly defined in the UDC	Approval				Approval
140	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	23-3	Article V- Development Standards	City-Wide	35-503(c)(3)D	Parkland Dedication Requirement	3-Detailed Discussion	The Housing Commission is proposing to update the parks section of the UDC as it relates to affordable housing developments only	The update is to allow affordable housing developments to use the Trust for Public Land's calculations to determine whether park land would be required for a development	Approval				Approval
141	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	23-4	Article III- Zoning	City-Wide	35-372(a)(f)	Affordable Dwelling Units	2-Beyond Editing/ Clarifying	Replace "low income housing" to "affordable housing" and to replace "very low income housing" to "deeply affordable housing". Update the reference for GMA changing to NHSD which would be responsible for administering this section of code	City Council approved a new definition of affordable housing when they adopted the Strategic Housing Implementation Plan on December 16, 2021. The amendment	Approval	Approval			Approval
142	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	23-6	Article III- Zoning	City-Wide	35-371(a)(2-3)	Accessory Dwellings	2-Beyond Editing/ Clarifying	Updates to include removing requirements that the unit be connected to the electrical, water, and sewer system for the principal structure, removal of occupancy and bedroom limitations, expanding the size of the gross flow area of the unit to allow more flexibility, restricting the location of the ADDU within the rear yard, requiring parking only for ADUs over 800 sq ft gross floor area, and aligning the setback requirements with that of accessory structures.	The changes align the requirements for detached and attached ADUs.	Approval w/ edits	Approval w/ edits			Approval w/ edits
143	2021-0023	Internal	NHSD/Housing Commission-Veronica Soto	23-7	Appendix A- Definition and Rules Interpretation	City-Wide	35-A101	Definitions	2-Beyond Editing/ Clarifying	Provides clarification on the definition of floor area. The definition as approved on December 12, 2021 is that rental is affordable up to 80% AMI and homeownership is affordable up to 120%. The definition also includes a very affordable definition of up to 60% AMI for rental and 80% AMI for ownership	This update makes the language in Appendix A of the UDC for the definition of affordability consistent with that approved by City Council as recommended by the Housing Commission	Approval w/ edits				Approval w/ edits
144	2021-0024	Internal	Transportation - Tomika Monterville	24-1	Article V- Development Standards	City-Wide	35-506(d)(4)	Transportation and Street Design	2-Beyond Editing/ Clarifying	Simplifying the paragraph and restating that bicycle facilities are required on all collector and arterial roadways consistent with Table 506-2. Modified text states that "Bicycle facilities" are required on all collector and arterial roadways within the city limits or those facilities identified on the Bike Master Plan."	This change clarifies the requirements for "Bicycle Facilities" and identifies the Bike Master Plan	Approval w/ edits				Approval w/ edits

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145	2021-0024	Internal	Transportation - Tomika Monteverville	24-2	Article V-Development Standards	City-Wide	35-506(t)	Transportation and Street Design	3-Detailed Discussion	These features are voluntary and presented as acceptable options for development to use when satisfying block length requirements.	These changes will completely modify Table 506-8 Approved Traffic Control Devices and Description, and the references within them.	Approval w/ edits				Approval w/ edits
146	2021-0024	Internal	Transportation - Tomika Monteverville	24-3	Article V-Development Standards	City-Wide	Table 506-1	Transportation and Street Design	3-Detailed Discussion	Current UDC has several separate tables of roadway design criteria. The proposed amendment streamlines to a single set of criteria and addresses other sections impacted by these changes to restore consistency.	There is long term maintenance benefit to the City to have less pavement to maintain - particularly on the streets that make up the majority of the City's centerline miles - Local A and Local B streets.	Approval w/ edits				Approval w/ edits
147	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	Approval w/ edits		Approval w/ edits
148	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	Approval w/ edits		Staff recommends Modification at Planning Commission
149	2021-0027	Internal	Public Works - Sabrina Santiago	27-1	Appendix H-Storm Water Design Criteria Manual	City-Wide	A-1	Appendix A - Checklist	1-Editing/ Clarifying	Appendix A (Storm water management plan checklist) - to make updates to Appendix A of Appendix H, which includes and incorporates proposed changes to the other sections of Appendix H.	Appendix A (Storm water management plan checklist) - to make updates to Appendix A of Appendix H, which includes and incorporates proposed changes to the other sections of Appendix H.	Approval				Approval
150	2021-0027	Internal	Public Works - Sabrina Santiago	27-2	Appendix H-Storm Water Design Criteria Manual	City-Wide	2.2 & 2.9	Chapter 2 - Drainage Policy	1-Editing/ Clarifying	Proposed amendments to 2.2 and 2.9 update the references to the latest City of San Antonio master plan that was approved August 11, 2016	Proposed amendments to 2.2 and 2.9 update the references to the latest City of San Antonio master plan that was approved August 11, 2016	Approval w/ edits				Approval w/ edits
151	2021-0027	Internal	Public Works - Sabrina Santiago	27-3	Appendix H-Storm Water Design Criteria Manual	City-Wide	4.3.1C	Chapter 4 - 4.3 Regional Storm water management program	3-Detailed Discussion	Proposed change revises the adverse impact analysis requirement to provide a better way of truly analyzing for an adverse impact to the point of influence. The new approach provides more clarity and flexibility which should allow for reduced review comments.	Proposed change revises the adverse impact analysis requirement to provide a better way of truly analyzing for an adverse impact to the point of influence. The new approach provides more clarity and flexibility which should allow for reduced review comments.	Approval w/ edits				Approval w/ edits
152	2021-0027	Internal	Public Works - Sabrina Santiago	27-4	Appendix H-Storm Water Design Criteria Manual	City-Wide	4.3.9	Chapter 4 - 4.3.9 Low impact development	3-Detailed Discussion	The addition of section 4.3.9 provides new requirements for interim development conditions which applies to development while it is in the construction phase to ensure adequate measures are in place when the property is bare ground to ensure no adverse impact to downstream properties or infrastructure.	The addition of section 4.3.9 provides new requirements for interim development conditions which applies to development while it is in the construction phase to ensure adequate measures are in place when the property is bare ground to ensure no adverse impact to downstream properties or infrastructure.	Approval w/ edits				Approval w/ edits
153	2021-0027	Internal	Public Works - Sabrina Santiago	27-5	Appendix H-Storm Water Design Criteria Manual	City-Wide	4.3.9	Chapter 4 - 4.3.9 Low impact development	3-Detailed Discussion	Add reference to section 35-210 policy guidance for Low Development credits	Add reference to section 35-210 policy guidance for Low Development credits	Approval				Approval
154	2021-0027	Internal	Public Works - Sabrina Santiago	27-6	Appendix H-Storm Water Design Criteria Manual	City-Wide	4.4.5	Chapter 4 - 4.4.5 Master Development Plan	3-Detailed Discussion	The changes to section 4.3.1C require validation of adverse impact analysis performed during the MDP phase in the SWMP. This is only required with significant changes to an MDP during platting or construction which already requires redesign and reanalysis	The changes to section 4.3.1C require validation of adverse impact analysis performed during the MDP phase in the SWMP. This is only required with significant changes to an MDP during platting or construction which already requires redesign and reanalysis	Approval				Approval
155	2021-0027	Internal	Public Works - Sabrina Santiago	27-7	Appendix H-Storm Water Design Criteria Manual	City-Wide	4.10.	Chapter 4 - 4.10 Planning for LID	2-Beyond Editing/ Clarifying	The change to section 4.10 update policy guidance reference to section 35.210	The change to section 4.10 update policy guidance reference to section 35.210	Approval				Approval
156	2021-0027	Internal	Public Works - Sabrina Santiago	27-8	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.2.2	Chapter 5 - 5.2.2 Section of Rational or Hydrograph Method	2-Beyond Editing/ Clarifying	The changes to section 5.2.2 update references within Appendix H for clarity	The changes to section 5.2.2 update references within Appendix H for clarity	Approval w/ edits				Approval w/ edits
157	2021-0027	Internal	Public Works - Sabrina Santiago	27-9	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.3	Chapter 5 - 5.3 Rational Method	2-Beyond Editing/ Clarifying	The addition of section 5.3.1 provides additional language to give guidance on the method of calculating detention volume for small sites	The addition of section 5.3.1 provides additional language to give guidance on the method of calculating detention volume for small sites	Approval				Approval
158	2021-0027	Internal	Public Works - Sabrina Santiago	27-10	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.4.1, 5.4.2 & 5.4.3	Chapter 5 - 5.4.1 Overland Flow	2-Beyond Editing/ Clarifying	The changes to sections 5.4.1, 5.4.2, and 5.4.3 update references to national standards, revise references to existing tables within Appendix H, and remove the limit on channel velocities of less than 6 feet per second which is an arbitrary limit.	The changes to sections 5.4.1, 5.4.2, and 5.4.3 update references to national standards, revise references to existing tables within Appendix H, and remove the limit on channel velocities of less than 6 feet per second which is an arbitrary limit.	Approval				Approval
159	2021-0027	Internal	Public Works - Sabrina Santiago	27-11	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.4	Chapter 5 - 5.4 Time of Concentration	2-Beyond Editing/ Clarifying	Addition of section 5.4.4 provides a consistent way of calculating the post project time of concentration. This method is consistent with how the Bexar Regional Watershed Management group develop FEMA floodplain maps.	Addition of section 5.4.4 provides a consistent way of calculating the post project time of concentration. This method is consistent with how the Bexar Regional Watershed Management group develop FEMA floodplain maps.	Approval w/ edits				Approval w/ edits
160	2021-0027	Internal	Public Works - Sabrina Santiago	27-12	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.5.3	Chapter 5 - 5.5.3 Runoff Coefficient	2-Beyond Editing/ Clarifying	The change to section 5.5.3 - Table 5.5.3A adds missing information that is required for many projects. The proposal adds gravel, road base, and decomposed granite to "pavement" classification or runoff coefficient.	The change to section 5.5.3 - Table 5.5.3A adds missing information that is required for many projects. The proposal adds gravel, road base, and decomposed granite to "pavement" classification or runoff coefficient.	Approval				Approval

Proposed 2020/2021 UDC Amendments-Planning Commission

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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
161	2021-0027	Internal	Public Works - Sabrina Santiago	27-13	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.6.1.1.1	Chapter 5 - 5.6.1.1.1 SCS Curve Number Loss	2-Beyond Editing/ Clarifying	The revision to section 5.6.1.1.1 updates Tr-55 reference with NEH Part 630-Hydrology reference for SCS CN approach. The update to table 5.6.1.1.1.1 to include developing urban areas category and update to table 5.6.1.1.2 to include gravel, road base, and decomposed granite parking areas as CN 98 provides clarity. The addition of section 5.6.1.1.2 allows compatibility with San Antonio River Basin Modeling Standards	The revision to section 5.6.1.1.1 updates Tr-55 reference with NEH Part 630-Hydrology reference for SCS CN approach. The update to table 5.6.1.1.1 to include developing urban areas category and update to table 5.6.1.1.2 to include gravel, road base, and decomposed granite parking areas as CN 98 provides clarity. The addition of section 5.6.1.1.2 allows compatibility with San Antonio River Basin Modeling Standards	Approval				Approval
162	2021-0027	Internal	Public Works - Sabrina Santiago	27-14	Appendix H-Storm Water Design Criteria Manual	City-Wide	5.6.1.2.3	Chapter 5 - 5.6.1.2.3 Clark Unit Hydrograph	2-Beyond Editing/ Clarifying	The change to section 5.6.1.2.3 replaces Tr-55 reference with NEH Part 630-Hydrology reference for Tc calculation	The change to section 5.6.1.2.3 replaces Tr-55 reference with NEH Part 630-Hydrology reference for Tc calculation	Approval				Approval
163	2021-0027	Internal	Public Works - Sabrina Santiago	27-15	Appendix H-Storm Water Design Criteria Manual	City-Wide	6.2.2	Chapter 6 - 6.2.2 Street Capacity	2-Beyond Editing/ Clarifying	The change to section 6.2.2 add the requirement to check ADA ramps for compatibility with drainage in the street cross-section	The change to section 6.2.2 add the requirement to check ADA ramps for compatibility with drainage in the street cross-section	Approval w/ edits				Approval w/ edits
164	2021-0027	Internal	Public Works - Sabrina Santiago	27-16	Appendix H-Storm Water Design Criteria Manual	City-Wide	6.2.9	Chapter 6 - 6.2.9 Unflooded Public Road Access	2-Beyond Editing/ Clarifying	The change to section 6.2.9 adds clarification to require 100 year storm check for unflooded access. This process is already being used to check for safety of existing road crossings but was unclear and created confusion	The change to section 6.2.9 adds clarification to require 100 year storm check for unflooded access. This process is already being used to check for safety of existing road crossings but was unclear and created confusion	Approval w/ edits				Approval w/ edits
165	2021-0027	Internal	Public Works - Sabrina Santiago	27-17	Appendix H-Storm Water Design Criteria Manual	City-Wide	7.2.5	Chapter 7 - 7.2.5 Storm Dain Inlets and Outfalls	2-Beyond Editing/ Clarifying	The change to section 7.2.5.2 adds FEMA guidance for coincident peak analysis criteria. The change provides clarification for designers and city staff to reduce coordination and review.	The change to section 7.2.5.2 adds FEMA guidance for coincident peak analysis criteria. The change provides clarification for designers and city staff to reduce coordination and review.	Approval w/ edits				Approval w/ edits
166	2021-0027	Internal	Public Works - Sabrina Santiago	27-18	Appendix H-Storm Water Design Criteria Manual	City-Wide	7.3.11	Chapter 7 - 7.3.11 French Drains	2-Beyond Editing/ Clarifying	The change to section 7.3.11 adds guidance on utility trenches acting as French drains and the need to collect shallow groundwater in storm drain systems	The change to section 7.3.11 adds guidance on utility trenches acting as French drains and the need to collect shallow groundwater in storm drain systems	Approval w/ edits				Approval w/ edits
167	2021-0027	Internal	Public Works - Sabrina Santiago	27-19	Appendix H-Storm Water Design Criteria Manual	City-Wide	9.2.4.1	Chapter 9 - 9.2.4.1 Manning's Equation	2-Beyond Editing/ Clarifying	The change to table 9.2.4.1 adds "n" values for rock riprap lined channels to an existing table. This provides clarity to designers and reviews which will reduce review time.	The change to table 9.2.4.1 adds "n" values for rock riprap lined channels to an existing table. This provides clarity to designers and reviews which will reduce review time.	Approval				Approval
168	2021-0027	Internal	Public Works - Sabrina Santiago	27-20	Appendix H-Storm Water Design Criteria Manual	City-Wide	9.3.4	Chapter 9 - 9.3.4 Channel Geometry	2-Beyond Editing/ Clarifying	The change to section 9.3.4 adds flexibility by allowing for nested channel design in accordance with the San Antonio River Basin Natural Channel Design protocol.	The change to section 9.3.4 adds flexibility by allowing for nested channel design in accordance with the San Antonio River Basin Natural Channel Design protocol.	Approval w/ edits				Approval w/ edits
169	2021-0027	Internal	Public Works - Sabrina Santiago	27-21	Appendix H-Storm Water Design Criteria Manual	City-Wide	9.3.8	Chapter 9 - 9.3.8 Channel Velocity	2-Beyond Editing/ Clarifying	9.3.8 add permissible shear stress calculation and tables from TxDOT Hydraulic design manual	9.3.8 add permissible shear stress calculation and tables from TxDOT Hydraulic design manual	Approval w/ edits				Approval w/ edits
170	2021-0027	Internal	Public Works - Sabrina Santiago	27-22	Appendix H-Storm Water Design Criteria Manual	City-Wide	9.3	Chapter 9 - 9.3.1 Design Guidelines	2-Beyond Editing/ Clarifying	The change to section 9.3.17 adds requirements to checking outlet velocities from side channels into an existing channel. This requires an energy dissipation check at junctions.	The change to section 9.3.17 adds requirements to checking outlet velocities from side channels into an existing channel. This requires an energy dissipation check at junctions.	Approval				Approval
171	2021-0027	Internal	Public Works - Sabrina Santiago	27-23	Appendix H-Storm Water Design Criteria Manual	City-Wide	10.3	Chapter 10- 10.3- Design Guidelines	2-Beyond Editing/ Clarifying	The change to section 10.3.18 provides design guidance for culverts using Natural Channel Design criteria or National Engineering Handbook Part 654	The change to section 10.3.18 provides design guidance for culverts using Natural Channel Design criteria or National Engineering Handbook Part 654	Approval				Approval
172	2021-0027	Internal	Public Works - Sabrina Santiago	27-24	Appendix H-Storm Water Design Criteria Manual	City-Wide	10.4	Chapter 10- 10.4- Velocity Protection and Control Devices	2-Beyond Editing/ Clarifying	10.4.1 Provide requirements for energy dissipation check at outlets and in receiving channels below culverts. 10.4.3 replace reference for 6 fps max velocity with the max shear stress (Table 9.3.8.2)	10.4.1 Provide requirements for energy dissipation check at outlets and in receiving channels below culverts. 10.4.3 replace reference for 6 fps max velocity with the max shear stress (Table 9.3.8.2)	Approval				Approval
173	2021-0027	Internal	Public Works - Sabrina Santiago	27-25	Appendix H-Storm Water Design Criteria Manual	City-Wide	13.3	Chapter 13 -13.3 Detention Basins	3-Detailed Discussion	13.3.2.2 add a check for the 100 year, 6 hour storm to not overtop basin. 13.3.2.9 add requirement for low flow outlet to match the 1 yr., 6 hr. storm. 13.3.3 new section to provide design guidance for extended detention basins. This will also be in line with the LID condensed manual.	13.3.2.2 add a check for the 100 year, 6 hour storm to not overtop basin. 13.3.2.9 add requirement for low flow outlet to match the 1 yr., 6 hr. storm. 13.3.3 new section to provide design guidance for extended detention basins. This will also be in line with the LID condensed manual.	Approval w/ edits				Approval w/ edits
174	2021-0027	Internal	Public Works - Sabrina Santiago	27-26	Appendix H-Storm Water Design Criteria Manual	City-Wide	13.6.2	Chapter 13 -13.6.2 Inflow structure	2-Beyond Editing/ Clarifying	The change to section 13.6.2 adds requirements for screening on underground detention structures. The modification is necessary to protect underground systems from failure during rainfall events.	The change to section 13.6.2 adds requirements for screening on underground detention structures. The modification is necessary to protect underground systems from failure during rainfall events.	Approval w/ edits				Approval w/ edits
175	2021-0027	Internal	Public Works - Sabrina Santiago	27-27	Appendix H-Storm Water Design Criteria Manual	City-Wide	13.7	Chapter 13 -13.7 Maintenance Considerations	2-Beyond Editing/ Clarifying	13.7 add language referencing TCEQ manual and Operation & Maintenance of dams, San Antonio River Basin LID Technical Guidance Manual for extended detention basins	13.7 add language referencing TCEQ manual and Operation & Maintenance of dams, San Antonio River Basin LID Technical Guidance Manual for extended detention basins	Approval				Approval

Proposed 2020/2021 UDC Amendments-Planning Commission

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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
176	2021-0027	Internal	Public Works - Sabrina Santiago	27-28	Appendix H-Storm Water Design Criteria Manual	City-Wide	13.8	Chapter 13 -13.8 Certification	3-Detailed Discussion	The addition of a new section 13.8.1 provides phasing requirements for detention basins to mitigate impacts of storm water runoff during construction but before the streets and houses are built to stabilize the soil	The addition of a new section 13.8.1 provides phasing requirements for detention basins to mitigate impacts of storm water runoff during construction but before the streets and houses are built to stabilize the soil	Approval w/ edits				Approval w/ edits
177	2021-0027	Internal	Public Works - Sabrina Santiago	27-29	Appendix H-Storm Water Design Criteria Manual	City-Wide	15.2	Chapter 15 - 15.2 Standard Lot Grading	2-Beyond Editing/ Clarifying	15.2 add requirement for adequate drainage capacity check when two average lots drain onto one single residential lot. Also, provided Fig. 15.2.2 showing two lots draining onto one for further clarification.	15.2 add requirement for adequate drainage capacity check when two average lots drain onto one single residential lot. Also, provided Fig. 15.2.2 showing two lots draining onto one for further clarification.	Approval				Approval
178	2021-0027	Internal	Public Works - Sabrina Santiago	27-30	Appendix H-Storm Water Design Criteria Manual	City-Wide	19	Definitions	1-Editing/ Clarifying	Update of definitions "1% annual chance floodplain, Development, FEMA Effective Floodplain, Floodplain, Floodway, Interim Condition, Low Water Crossing, Pervious pavement, Regulatory floodplain, and Unflooded access" to match definition changes being made in Appendix F	Proposed amendment to 19.1 is to update definitions to match with definitions being changed in Appendix F.	Approval w/ edits				Approval w/ edits
179	2021-0027	Internal	Public Works - Sabrina Santiago	27-31	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F106	Floodplain Definitions	1-Editing/ Clarifying	Update of definitions "1% annual chance floodplain, Development, FEMA Effective Floodplain, Floodplain, Floodway, Interim Condition, Low Water Crossing, Pervious pavement, Regulatory floodplain, and Unflooded access" to match definition changes being made in Appendix H	Update to the definitions in the floodplain ordinance. This is simply providing definitions as a point of reference in other sections of Appendix F.	Approval w/ edits				Approval w/ edits
180	2021-0027	Internal	Public Works - Sabrina Santiago	27-32	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F124(c)	Allowed Development in Floodplain	2-Beyond Editing/ Clarifying	To provide clarity to existing provisions as well as providing guidance for government funded Capital Improvement Projects (CIP) that would prevent future variances. This amendment will also provide allowances for private development projects where the current code was very restrictive.	To provide clarity to existing provisions as well as providing guidance for government funded Capital Improvement Projects (CIP) that would prevent future variances. This amendment will also provide allowances for private development projects where the current code was very restrictive.	Approval w/ edits				Approval w/ edits
181	2021-0027	Internal	Public Works - Sabrina Santiago	27-33	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F125(a)	Prohibited Development in Floodplain	1-Editing/ Clarifying	General clean up and revising references to previous portions of the UDC , for example Appendix H the Drainage Manual	General clean up and revising references to previous portions of the UDC , for example Appendix H the Drainage Manual	Approval				Approval
182	2021-0027	Internal	Public Works - Sabrina Santiago	27-34	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F126	Substantial Improvements & Substantial Damage	2-Beyond Editing/ Clarifying	Substantial Improvement/Substantial Drainage are required to be in line with the federal government, FEMA's minimum standards. Add a section for Substantial Improvement/Substantial Drainage as outlined from FEMA's S/SD manual (Dated May 2010).	Now that COSA will be in FEMA's Community Rating System (CRS) it is important that our floodplain ordinance is at least meeting FEMA's minimum standards. This is imperative to keep our CRS rating as a community to provide flood insurance discounts to our residents.	Approval				Approval
183	2021-0027	Internal	Public Works - Sabrina Santiago	27-35	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F132(b)	Application	2-Beyond Editing/ Clarifying	Removing sections of the code that will now fall under section 35-F126 for Substantial Improvement/Substantial Damage. This section is only general clean up of code language	Removing sections of the code that will now fall under section 35-F126 for Substantial Improvement/Substantial Damage. This section is only general clean up of code language	Approval				Approval
184	2021-0027	Internal	Public Works - Sabrina Santiago	27-36	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F133	Permit Evaluation	2-Beyond Editing/ Clarifying	This proposed code amendment will provide clear guidance for Capital Improvement Projects (CIP) that will require a LOMC to meet FEMA's minimum standards. Update section that currently referenced old section in the UDC	Provide clear guidance on when a LOMC is required as it pertains to private and public projects that are proposing improvements within the floodplain.	Approval w/ edits				Approval w/ edits
185	2021-0027	Internal	Public Works - Sabrina Santiago	27-37	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F135(a)	Variance Procedures	2-Beyond Editing/ Clarifying	Provides guidance for Capital Improvement Projects (CIP) where a variance will be required. This amendment will provide guidance in the event that a CIP project will need to process a variance	Current code was written more towards platting and permitting where a variance might be required. It did not provide clear guidance for CIP projects.	Approval w/ edits				Approval w/ edits
186	2021-0027	Internal	Public Works - Sabrina Santiago	27-38	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F141(a)	General Standards	2-Beyond Editing/ Clarifying	To provide minor updates to federal references (FEMA & USACE). To provide guidance for construction trailers for private/public projects that are proposed in FEMA floodplain.	To be in line with FEMA's minimum standards to maintain our CRS rating for the community	Approval w/ edits				Approval w/ edits
187	2021-0027	Internal	Public Works - Sabrina Santiago	27-39	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F142(a)(1-2)	Specific Standards	2-Beyond Editing/ Clarifying	To provide allowances for the development/redevelopment of habitable structures that are currently in the floodplain where the current code prohibited this type of development. To provide clear guidance and requirements that not only meet FEMA's federal minimum standards and to meet the intent of the City's floodplain higher standards. To provide guidance for accessory dwelling units and mixed use structures that are allowed in other sections.	To provide allowances for the development/redevelopment of habitable structures that are currently in the floodplain where the current code prohibited this type of development. To provide clear guidance and requirements that not only meet FEMA's federal minimum standards and to meet the intent of the City's floodplain higher standards. To provide guidance for accessory dwelling units and mixed use structures that are allowed in other sections.	Approval w/ edits				Approval w/ edits
188	2021-0027	Internal	Public Works - Sabrina Santiago	27-40	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F144(c)(i)	Subdivision Proposals	1-Editing/ Clarifying	Add reference to Appendix H-Drainage Manual	To update old references in the UDC	Approval				Approval
189	2021-0027	Internal	Public Works - Sabrina Santiago	27-41	Appendix F- Floodplains Areas of Special Flood	City-Wide	35-F145(a-b)	Low Risk Flood Area	2-Beyond Editing/ Clarifying	To update the reference to the Riverwalk loop and provide an updated image for Attachment A of this section	To update old references to the Riverwalk loop and to provide a clearer, updated image for Attachment A of this section of the Appendix F as it pertains to the Riverwalk loop	Approval				Approval
190	2021-0027	Internal	Public Works - Sabrina Santiago	27-42	Article II- Use Patterns	City-Wide	35-210(g)	LID & NCDP	2-Beyond Editing/ Clarifying	To provide incentives for property owners utilizing LID components on their monthly water bill for the Storm Water Utility fee by providing language on the maximum allowed credits. Update language per previously approved RID by identifying what redevelopment means. Add language to provide flexibility in design of LID for offsite treatment and automated drainage system components.	To provide incentives for property owners utilizing LID components on their monthly water bill for the Storm Water Utility fee by providing language on the maximum allowed credits. Update language per previously approved RID by identifying what redevelopment means. Add language to provide flexibility in design of LID for offsite treatment and automated drainage system components.	Approval w/ edits				Approval w/ edits

Proposed 2020/2021 UDC Amendments-Planning Commission

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	ZC Recommendations	BOA Recommendations	HDRC Recommendations	Staff Recommendations
191	2021-0027	Internal	Public Works - Sabrina Santiago	27-43	Article IV- Procedures	City-Wide	35-432(i)(2)D	Detention Ponds	2-Beyond Editing/ Clarifying	Add language "for residential subdivisions with detention, detention ponds must be completed prior to plat recordation"	We currently require all residential subdivision plans to pay their development's FILO fees prior to recordation. We also require where detentions is proposed on those residential subdivisions, that the detention pond conformance letter has been submitted and approved by Storm Water proving the detention ponds have been constructed per plans prior to allowing the plat to move on to recordation. This is to codify our current process as outlined in IB 553	Approval				Approval
192	2021-0027	Internal	Public Works - Sabrina Santiago	27-44	Article VI- Historic Preservation and Urban Design	City-Wide	35-673(c)	Site Design Standards	2-Beyond Editing/ Clarifying	To provide flexibility in the design of LID components for projects where LID is required, for example, in the RIO overlay districts, for offsite treatment. The additional proposed amendment will address the acute point source pollution such as dog parks, dumpster pads, etc. and design requirements for treatment	Will be in line with the intent of the City adopted LID Manual as well as the RIO overlay. This will provide the developers/owners flexibility in the design to treat offsite runoff that drains through the potential project site rather than treating onsite to allow more buildable area where site's are constrained by size.	Approval w/ edits			Approval w/ edits	Approval w/ edits
193	2021-0028	Internal	DEI Disability Access Office - Deborah Scharven	28-1	Article III- Zoning	City-Wide	35-383 (d-f)	Oversized Vehicles	1-Editing/ Clarifying	Change language to reflect proper terminology when referring to individuals with disabilities. Correcting city department office to "Disability Access Office Manager or designee". Update section to reference the Texas Transportation Code	Change language to reflect proper terminology when referring to individuals with disabilities. Correcting city department office to "Disability Access Office Manager or designee". Update section to reference the Texas Transportation Code	Approval	Approval			Approval
194	2021-0028	Internal	DEI Disability Access Office - Deborah Scharven	28-2	Article V- Development Standards	City-Wide	35-501(g)(2)	Public Rights-of-Way	2-Beyond Editing/ Clarifying	Replace current 2012 Texas Accessibility Standards (TAS) online site to tdlr.texas.gov/ab/ablas.htm. Add a new section for Public Rights-of-Way and move the Multi-family Housing section to (3)	The Public Works Department Design Guidance Manual (2017) states pedestrian elements shall be designed in accordance with the Public-Right-of-Way Accessibility (PROWAG). This amendment is formalizing a current City practice as allowed under the Texas Administrative Code, Rule 68.102 Public Right-of-Way Projects.	Approval w/ edits				Approval w/ edits
195	2021-0029	External	Government Hill Community Association - Marlene Hawkins	29-1	Article IV- Procedures	City-Wide	35-408(a-c)	Neighborhood Registration	3-Detailed Discussion	Replace "Neighborhood registration" to "Communication registration". To include the words associations and organizations after neighborhood. Replace "Neighborhood Registry" to "Communication Registry".	The city of San Antonio wrongly restricts who can receive notices with an internal department policy that allows only one association per neighborhood. The internal policy cannot overrule the UDC which does not restrict who can register as long as they meet the registration guidelines. The internal policy is not in keeping with the intent of the UDC. SA2020 in the original document said that by 2020, 90% of SA would be represented by NAs. Less than half of NAs are on the restrictive registry. The registry needs to be for inclusive communication.	Denial				Denial
196	2021-0030	External	Brown & Ortiz - James McKnight	30-1	Article III- Zoning	City-Wide	Table 311-2 Nonresidential Use Matrix	Use Regulations	3-Detailed Discussion	Add the definition for "Human Services Campus" (HSC) and add a reference to that definition to Table 311-2	The reason for this proposed UDC amendment is to provide a clearer understanding to the public about what type of use is planned and will be allowed on property zoned for a "Human Services Campus" (HSC). The HSC use is defined broadly in the UDC Appendix A to include a wide range of uses on one property. However, that broad range means there is very little certainty about what activities will take place on the site. An HSC use currently requires a Specific Use Authorization approval to operate, which authorization requires an approved site plan. This amendment adds a provision to Article 3, Division 7- Supplemental Use Regulations, that requires such site plan to specify with more clarity the use(s) that will take place and be allowed on the property.	Approval w/ edits	Approval w/ edits			Staff recommends Modification at Planning Commission

Total Number for Each Category-196

Category 1: 53
 Category 2: 115
 Category 3: 28

PCTAC Recommendations

Approval: 109
 Approval w/ Edits: 84
 Denial: 3

KEY

Category 1-Editing/Clarifying
 Category 2-Beyond Editing/Clarifying
 Category 3-Detailed Discussion