



CITY OF SAN ANTONIO
2015 UDC Update Program
Land Entitlements Amendments
Training Session
January 11, 2016

UDC Background



- **Unified Development Code (UDC) was adopted on May 3, 2001**
- **UDC allows for a 5-year update**
- **Amendments may be submitted by:**
 - **City Staff, Zoning Commission, Planning Commission, Board of Adjustments, Historic Design Review Commission, City Council, etc.**
 - **Others:**
 - ✓ **Editing**
 - ✓ **Clarification**
 - ✓ **RIDs (Rule Interpretation Determinations)**

UDC Background



- Over 260 Amendments were considered by the TAC
- Amendments submitted by variety of internal and external agencies
- City Council Passed Amendments on December 17, 2015
- Effective January 1, 2016
- Ordinance 2015-12-17-1077
 - 670 pages long (not recommended to print)
 - Save a digital copy
 - Municode will take a few months to update

UDC Background



<http://www.sanantonio.gov/dsd/>



<http://docsonline.sanantonio.gov/FileUploads/dsd/UDCFINALAMENDED.pdf>

Land Entitlements Highlights



- **Amendment to allow different scales on plat applications**
- **Changes to Enclave Subdivisions**
 - **No size/zoning limitations in County**
 - **Plat required to include “Enclave” in the name**
- **Changes to PUD developments**
 - **PUD plan approval for new PUDs go to Zoning Commission**
 - **Removes density, height restrictions in County**
 - **Plat required to include “PUD” in the name**

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Land Entitlements Highlights



- **Added omitted zoning districts and deleted non-existent zoning districts to parkland dedication table**
- **Clarified parkland dedication exemptions**
- **Clarified that conventional and enclave subdivision allow for both single-family residential and commercial developments**
- **Manufactured Park Plan changes**
 - **Approval now a process of the Zoning Commission**

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Land Entitlements Highlights



- Clarify and expand plat exceptions
- Clarify the BSL replat process regarding plat notes and reviewing agencies
- Removed outdated language and clarified “digital media” for plat submissions
- Expanded the type of amending plats that can use the reduced amending plat fee
- Several changes to forms related to infrastructure improvements and bonding

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Land Entitlements Highlights



- Changes to the MDP and Rights processes:
 - Modify expiration horizon to five years or a set dollar amount (\$500,000 or \$1million depending on size)
 - Clarifies maintenance of validity

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Questions

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