



## UDC Update Request Application

### Part 1. Applicant Information

Name: Kathy Strimple, P.E. Organization (if applicable): HEB Grocery Company, LP

Address: 646 S. Flores St., San Antonio, Texas 78204

Phone: 210-938-0722 Email: strimple.kathy@heb.com

Signature: Kathy Strimple Date: 4/29/15  
(Include title if representing a governmental agency or public/private organization)

### Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

### Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

### Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Please see the attached Word Document (.docx)  
Section 35-506(q)(1) Sidewalk Expansion Percent Requirement

## PROPOSAL SUMMARY-

The reason for this proposed UDC amendment is to allow for the construction/ reconstruction of sidewalk to be applicable based on the percent of redevelopment occurring. Similar to landscaping requirements, when the building or parking is increased by a percent, the requirements for sidewalk will only be required for a percent. A 10% increase of a building's footprint would make the requirement to construct/ reconstruct sidewalk be 10% of the lot perimeter.

EXAMPLE: Please see attached exhibit of an example where the HEB and shopping center was positioned on a single lot, the proposed expansion was only 5% yet the code required replacement of the entire perimeter. Fortunately an administrative variance was approved.

## FORMATTED PROPOSAL-

### Section 35-506 – Transportation and Street Design

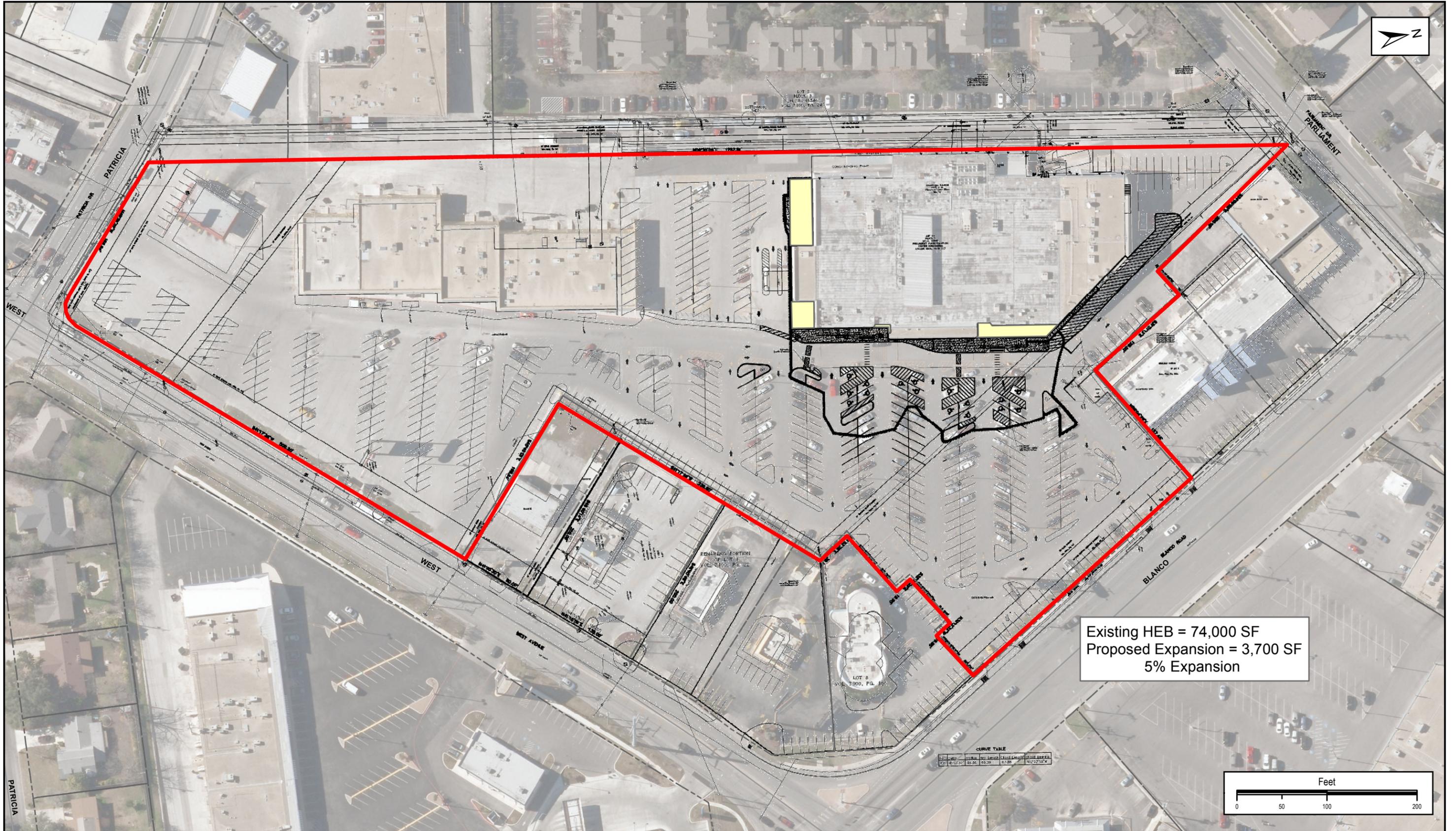
#### (q) Sidewalk Standards

\*\*\*\*

#### (1) Applicability

\*\*\*\*

(E) Expansion. When a building or parking lot is enlarged, the requirements of this section shall be applied incrementally such that sidewalks shall be required in the same proportion that the enlarged building area or off street parking area has to the existing development. For example, a ten (10) percent increase requires ten (10) percent of the required sidewalks along the site perimeter.



922 Isom Road, Suite 100  
San Antonio, Texas 78216  
(210) 525-9090, Phone

TBPE #F-1048  
Copyright © 2015  
www.buryinc.com

UDC Amendment

Sidewalk Exhibit

HEB Grocery Company, LP

Date: 4/30/2015  
File: Sidewalk.mxd  
Scale: 1 inch = 100 feet  
Tech: RSW  
Project Number: Bus. Dev.