



UDC Update Request Application

Part 1. Applicant Information

Name: AIA SAN ANTONIO Organization (if applicable): URBAN AFFAIRS COMMITTEE

Address: 1344 SOUTH FLORES STREET #102, SAN ANTONIO, TEXAS 78204

Phone: 210-226-4979 Email: nicki@alamoarchitects.com

Signature:  AIA San Antonio Chapter President Date: MAY 1, 2015
(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)

PROPOSED AMENDMENTS TO THE SAN ANTONIO UDC, 2015

PROPOSAL SUMMARY

The reason for this proposed UDC amendment is to promote the use of landscape elements to enhance the urban experience and overall walkability of our city from the perspective of the pedestrian. As written, Section 35-512 outlines the bare minimum for planting standards within the streetscape R.O.W. Section 35-512 (b)(1)(D) includes the planting of trees within the median as an alternative to meet these minimum requirements. This proposal recommends that street trees be planted within the median where space allows for them as a baseline requirement - not as an alternative - in addition to the street trees required per (b)(1)A, (b)(1)B, and (b)(1)C. Allowing for this would reduce the perceived width of roads that have especially wide rights-of-way, contribute to overall pedestrian comfort - and more importantly, make for a more human-scaled streetscape that the increased tree canopy will provide for.

PROPOSED AMENDMENT

Sec. 35-512. - Streetscape Planting Standards

(b) Minimum Requirements

(1) Options

(E) Within rights-of-way that are wide enough to meet the minimum streetscaping requirements outlined above in (b)(1)A, (b)(1)B, and (b)(1)C, it is recommended that large to medium trees also be planted within the median. Minimum median width for tree planting will be eighteen (18) feet. Where left turn lanes are provided, the minimum width will be eight (8) feet. One (1) medium tree shall be planted every one-hundred (100) feet and shall be a minimum of six (6) feet from the BOC. Where left turn lanes and/or crossovers are provided, the planting shall begin fifteen (15) feet from the nose of the turning island. Preservation of existing trees and understory vegetation may be used to meet this requirement. Irrigation shall be provided.

PROPOSAL SUMMARY

The reason for this proposed UDC amendment is to promote the strengthening of our city's urban core neighborhoods by fostering a compatible mix of uses such as live-work and small-scale professional and/or creative industry-oriented offices (i.e. architecture, graphic design, engineering, and law offices) woven into the fabric of the residential district. Doing so can encourage growth towards the center of the city by way of infill development. This amendment proposes to allow Residentially zoned urban core neighborhoods to permit accessory uses within accessory structures as long as they are compatible with the adjacent land use and in keeping with the intent of this Section.

PROPOSED AMENDMENT

Sec. 35-378. - Home Occupations

(a) **General Requirements.** Home occupations are permitted in any dwelling unit subject to the following provisions:

(4) The home occupation shall be conducted solely by resident occupants of the dwelling unit. No person not permanently residing on the premises shall be employed for hire or as a volunteer except for those occupations for a professional office where at no time shall there be more than five (5) people total engaged in professional office occupation activities on the entire property of which one of those five must be an occupant permanently residing on the premises who holds a professional occupation license issued by the State of Texas regulated under the following sections of the Texas Occupations Code:

- Chapter 901 (Accountants)
- Chapter 951 (Prepaid Legal Services)
- Chapter 952 (Lawyer Referral Services)
- Chapter 1001 (Engineers)
- Chapter 1051 (Architects)
- Chapter 1052 (Landscape Architects)
- Chapter 1053 (Interior Designers)
- Chapter 1071 (Land Surveyors)
- Title 7, Subtitle A, Chapters 1101 - 1105 (Professions Related to Real Estate)

(5) The home occupation shall be conducted entirely within the dwelling unit except for those necessary outdoor activities related to the care of children. No more than twenty-five (25) percent of the gross area of the dwelling unit shall be used for the home occupation. Use of accessory buildings, garages, or carports for a home occupation is prohibited except for those uses categorized as professional office in SubSection (4) above.

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