

UNIFIED DEVELOPMENT CODE UPDATE PROCESS



PLANNING AND DEVELOPMENT
COMMITTEE
ITEM 7



Presented by: Michael Shannon, PE, CBO - Director

08.26.21

Unified Development Code

- » Paused in 2020 due to pandemic
- » Is Ch. 35 of City Code
- » Current adopted in 2001
- » Implements City's policies on:
 - > Comprehensive plan
 - > Master Plan
 - > SA Tomorrow
 - > SA Climate Action Plan
 - > Major Thoroughfare Plan



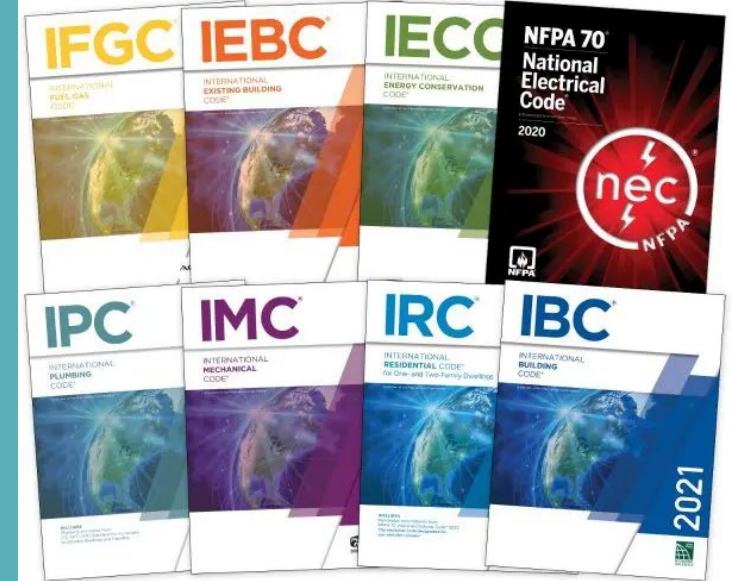
Drive safe. Bike safe. Walk safe.

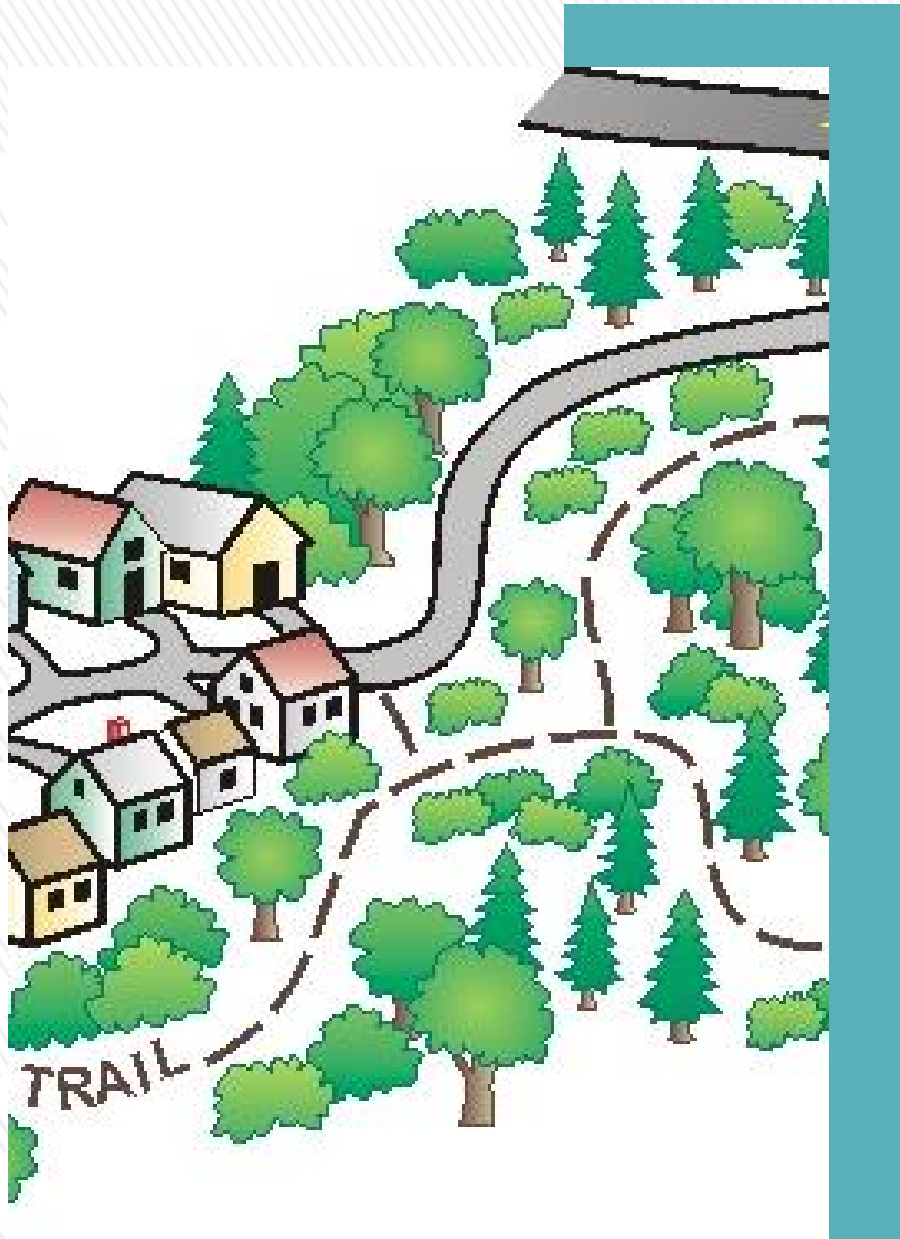


Coming in 2022

» Code amendments for:

- > Chapter 6 - Buildings Code
- > Chapter 10 - Building Related Code
- > Chapter 11 - Fire Prevention Code
- > Chapter 28 - Sign and Billboard Code
- > Chapter 35 - Unified Development Code (UDC)
- > San Antonio Property Maintenance Code





Unified Development Code

- » Includes development regulations for:
 - > Subdivision platting
 - > Zoning (base, overlays, etc.)
 - + Short term rentals
 - + Affordable housing
 - + Accessory dwelling units
 - + Home occupation
 - > Street and storm water design standards
 - > Historic preservation
 - > Protection of natural resources
 - + Trees, aquifer, etc.

UDC Amendments

- » Every 5 years (per code)
- » Reasons to amend:
 - > Workability and administrative efficiency
 - > Eliminate unnecessary development costs
 - > To reflect changes in:
 - + Law
 - + State of the art standards in land use planning and urban design

- » Amendments can be initiated by:
 - > City staff
 - > Zoning commission
 - > Planning commission
 - > Board of Adjustment
 - > Historic Design & Review Commission
 - > External parties
 - + Neighborhoods, businesses, etc.
 - > City Council



UDC Amendments

From External Parties

- » Amendments should fall in one of the following:
 - > **Edits** - no impact to intent of provision
 - > **Clarification** – provide ease of interpretation and understanding
 - + Do not alter intent or meaning of existing provisions
 - > **Rule Interpretation Determinations (RIDs)** – written policies on items not fully covered in UDC
 - + DSD director, Historic Preservation Officer (OHP director), and Planning director

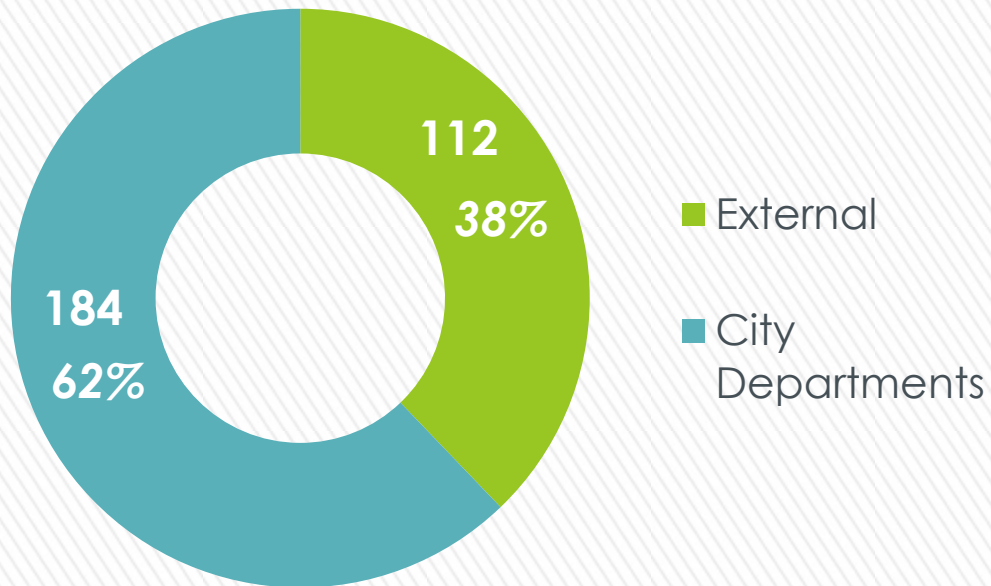
- » Planning Commission may choose to sponsor amendments not meeting 3 criterion



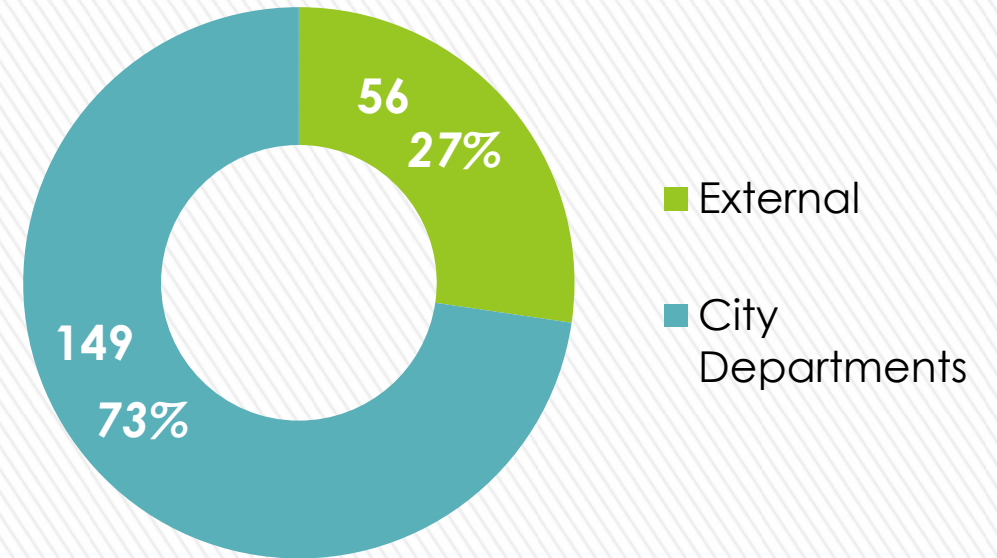
2015 UDC

AMENDMENT PROCESS

296 | Received



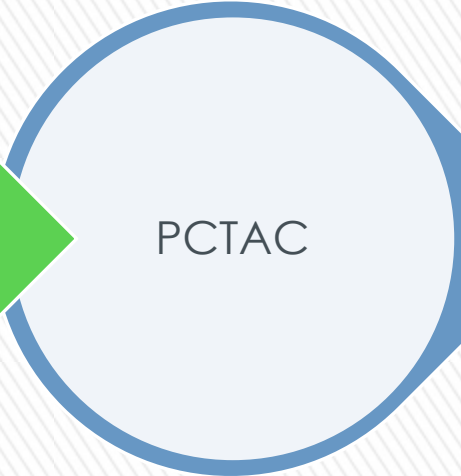
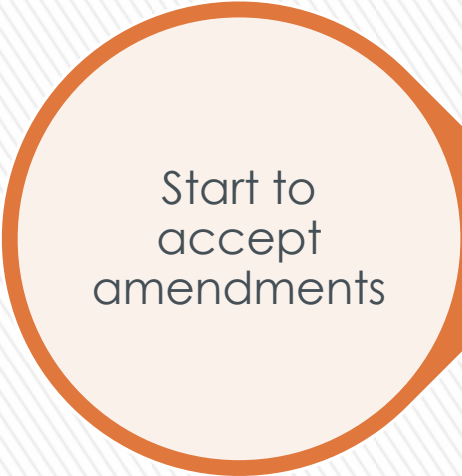
205 | Approved



Process

Determine if "edits," "clarifications," or neither.

May sponsor amendments that are not "edits" or "clarifications."



OCT. 2021

FEB. 2022

FEB. - MAR.

FEB.

Public Outreach



Process

Full analysis. Final recommendations sent to applicable Boards & Commissions.

Final recommendations sent to Committees and City Council.

Briefing to other committees as needed.



APR.
–
JUN.

JUL.
–
SEPT.

OCT.

OCT.

START
NOV.
2022

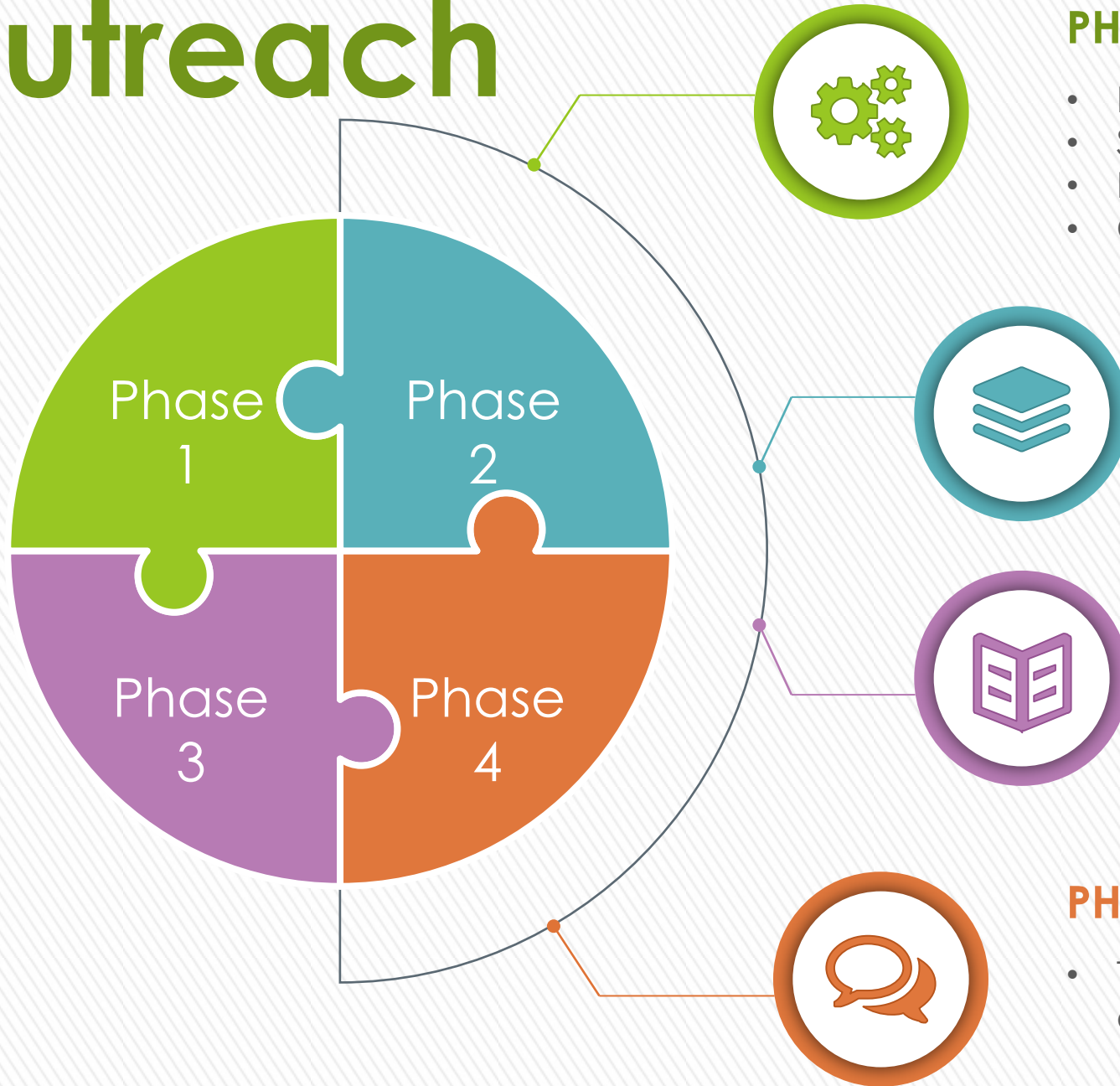
Public Outreach



UDC Amendment Outreach



Outreach



PHASE 1 – ABOUT THE PROCESS

- E-blasts, social media, newsletters, website
- SASpeakUp survey
- DSD Academy
- Community meetings

PHASE 2 – ABOUT PROPOSED AMENDMENTS

- E-blasts, social media, newsletters, website
- PCTAC meetings

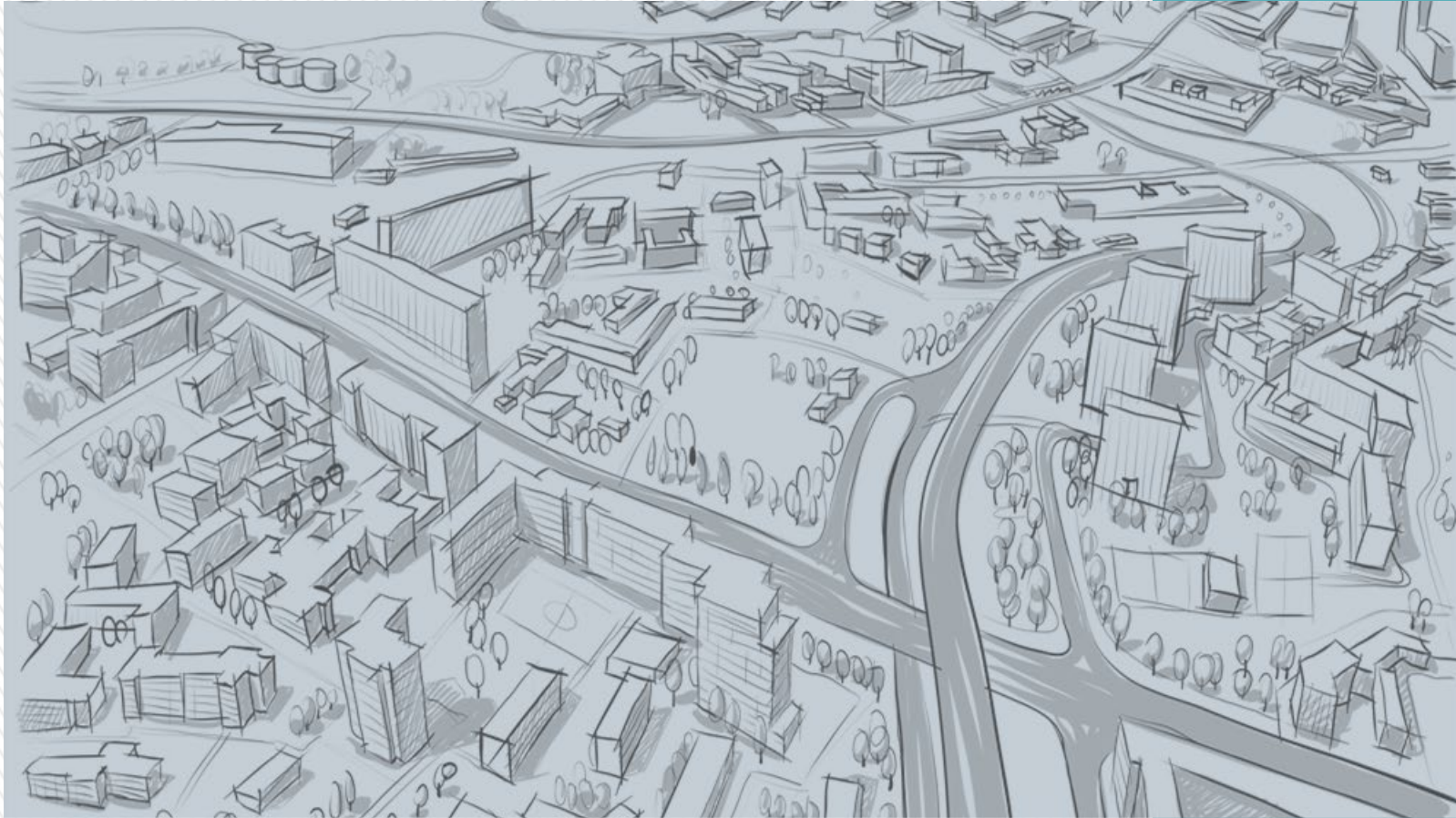
PHASE 3 – UPDATES ON RECOMMENDATIONS

- E-blasts, social media, newsletters, website for updates on Board and Commission meetings

PHASE 4 - TRAINING

- Training in 2022 on new UDC amendments

UNIFIED DEVELOPMENT CODE UPDATE PROCESS



PLANNING AND DEVELOPMENT
COMMITTEE
ITEM 7



Presented by: Michael Shannon, PE, CBO - Director

08.26.21