

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2020-0001	San Antonio Archdiocese- David Littlefield	<a href="#">1-1</a>	City-Wide/ Zoning	<a href="#">35-390(k)</a>	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	PCTAC		
									Planning Commission		
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2020-0002	SAWS-Patrick Middleton	<a href="#">2-1</a>	Landscaping	<a href="#">35-510 (c)(3)</a>	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.	PCTAC		
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2020-0003	City Attorney's Office-Thomas Filopoulos	<a href="#">3-1</a>	City-Wide/ Platting	<a href="#">35-B121(k)</a>	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.	PCTAC		
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2020-0004	Steve Versteeg	<a href="#">4-1</a>	City-wide/Zoning	<a href="#">35-421(h)</a>	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.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-1</a>	Use Regulations/ ADDUs	<a href="#">35-371(a)(5)</a>	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.	Since a porch is not considered a living area, it 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 and should be excluded in the floor area plan. 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.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-2</a>	Infrastructure	<a href="#">35-507(f)(2)</a>	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.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-3</a>	Landscaping	<a href="#">35-514(a)(3)</a>	Freestanding Walls	1-Editing/ Clarifying	For commercial/industrial uses, walls connected to a building as a visual/noise barrier and not considered fencing, may extend to a (16) feet height and a distance of fifty-five (55) feet from the building. Add a new section stating "for residential uses, wall connected to a dwelling unit, creating... 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.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-4</a>	City-Wide/ Landscaping	<a href="#">35-514(d)(1)</a>	Fencing Requirement for Uses Adjoining Single-Family Residential	2-Beyond Editing/ Clarifying	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."	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... may submit a signed agreement from the property owner and all adjacent property owners to maintain the existing single-family fence."	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-5</a>	Lot Layout/ Density	<a href="#">35-515(f)</a>	Townhouse Subdivision	2-Beyond Editing/ Clarifying	Remove ' designating all lots in the plat to be limited to townhouses' and replace it to "any lots with reduced lot sizes within plat or any lot with townhome side setbacks (35-373(b)) shall be utilized for townhome use"	Although this section currently states, all lots in the subdivision to be limited to townhouse use." on the plat, the building review team has been directed (by platting) that as long as there is at least one townhouse structure in the subdivision, then the subdivision requirement is met. The Plat note should also reflect this information.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz/Catherine Hernandez	<a href="#">5-6</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Definition of Half Story	3-Detailed Discussion	Remove "An uppermost story...front wall, and". Indicate/add that a basement (as defined in the IBC and IRC) shall not be included in the max number of stories in Table 310-1.	Delete " An uppermost story usually lighted by dormer windows, in which a sloping roof replaces the upper part of the front wall", and update definition of half story to not include basement levels	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-7</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Definition of Townhomes	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 be revised to match the UDC definition & IRC/IBC definition of 'Dwelling, single-family attached (townhouse)'. 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"	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-8</a>	City-Wide/ Platting	<a href="#">35-A101</a>	Definitions of Dwelling, four-family (quadraplex) & Dwelling, three-family (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.	PCTAC		
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2021-0005	DSD- Commercial/ Residential Plan Review- Florence Diaz	<a href="#">5-9</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	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 by adding "but unconditioned, attached to or part of ...a covered entrance or semi-enclosed space projecting from the facade of a building, may be open sided, screened, or glass enclosed."	PCTAC		
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2021-0005	DSD- School Team Plan Review- Crystal Gonzales	<a href="#">5-10</a>	Infrastructure	<a href="#">35-502 (b)(2)C. vii.</a>	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."	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/potential site changes.	PCTAC		
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2021-0005	DSD-Plan Review-Crystal Gonzales	<a href="#">5-11</a>	City-Wide	<a href="#">35-C101(e)</a>	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	PCTAC		
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2021-0005	DSD-Tree Preservation-Mark Bird/Herminio Griego	<a href="#">5-12</a>	Tree Preservation	<a href="#">35-523(e)</a>	Tree Canopy Fund	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.	PCTAC		
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2021-0005	DSD-Tree Preservation- Mark Bird/Herminio Griego	<a href="#">5-13</a>	Tree Preservation	<a href="#">35-523 Table 523-2 Mitigation</a>	Tree Canopy Fund-Mitigation Table	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.	PCTAC		
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2021-0005	DSD-Code- Jenny Ramirez/M. Uresti	<a href="#">5-14</a>	City-Wide/ Parking	<a href="#">35-A101</a>	Definition for Restricted Parking	3-Detailed Discussion	Modify restricted parking area definition, 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.	PCTAC		
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2021-0005	DSD-Code- Jenny Ramirez/M. Uresti	<a href="#">5-15</a>	City-Wide/ Zoning	<a href="#">35-378 (b)</a>	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	PCTAC		
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2021-0005	DSD-Code- Michael Uresti	<a href="#">5-16</a>	City-Wide/ Zoning	<a href="#">35-383 (c)</a>	Oversized Vehicles	1-Editing/ Clarifying	Indicate that recreational vehicles are not considered oversized vehicles. In section oversized vehicles in residential districts section, include "all residential zoning districts" and to reflect the updated "Restricted Parking Areas" definition. Add a section about "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.	PCTAC		
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2021-0005	DSD- Subdivision- Daniel Hazlett	<a href="#">5-17</a>	Platting	<a href="#">35-431(h)</a>	Plat LOC Validity	2-Beyond Editing/ Clarifying	Change LOC validation 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. 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.	Remove the rule that Letter of Certifications (LOC)'s are "only valid for 9 months" to "until expiration of the application" in order to expedite the plat review/approval process unless the project has an increasing size of plat, number of dwelling units, decrease in open space, or addition/removal of easements; and if so must provide an updated/new LOC to file a proposed plat with the Planning Commission or Director.	PCTAC	
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2021-0005	DSD- Subdivision- Daniel Hazlett	<a href="#">5-18</a>	Master Planned Community Districts	<a href="#">35-345</a>	MPCD	2-Beyond Editing/ Clarifying	Update MPCD to differentiate the process/guidelines if adopted before and 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.	PCTAC	
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2021-0005	DSD-Subdivision- Daniel Hazlett/Chris McCollin	<a href="#">5-19</a>	City-Wide	<a href="#">B101-1 Table (f)(3)</a>	Scaling Requirement	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.	PCTAC		
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2021-0005	DSD-Subdivision- Daniel Hazlett/Chris McCollin	<a href="#">5-20</a>	Street Construction/ Technology	<a href="#">35-B101(f)</a>	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 (DFX) format, and certain media requirements/file creation.	PCTAC		
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2021-0005	DSD-Subdivision- Daniel Hazlett	<a href="#">5-21</a>	Platting	<a href="#">35-441(b)</a>	Limited Review	2-Beyond Editing/ Clarifying	Define what can constitute a "Limited Review" by removing 'request 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.	PCTAC			
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2021-0005	DSD-Zoning- Cat Hernandez	<a href="#">5-22</a>	Landscaping	<a href="#">35-514 (c)(2)B</a>	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.	PCTAC			
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2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-23</a>	Zoning/Special Exceptions	<a href="#">35-378 (b)(2)</a>	One Operation Beauty/ Barbershops	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."	PCTAC		
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2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-24</a>	Use Regulations/ ADDUs	<a href="#">35-373(b)(4)</a>	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."	PCTAC		
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2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-25</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Childcare Definition	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	PCTAC		
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2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-26</a>	Nonconforming Uses	<a href="#">35-706(e)</a>	Replacement Cost of Nonconforming Structures	2-Beyond Editing/ Clarifying	Clarify "Replacement Costs" for the destruction of a non-conforming structure for both non-residential & residential dwelling units. Residential dwelling units are 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.	PCTAC		
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2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-27</a>	Lot Layout/ Zoning	<a href="#">35-515 (a)(2)A</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"	PCTAC			
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									Additional Boards/ Commissions			
									Final Approval by City Council			
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-28</a>	Zoning	<a href="#">35-403 (d)(4)B</a>	"NR" Zoning	2-Beyond Editing/ Clarifying	Add "NR" to Zoning Intensity section	Add "NR" to Zoning Intensity section	PCTAC			
									Planning Commission			
									Zoning Commission			
									Board of Adjustments			
									Historic and Design Review Commission			
									Additional Boards/ Commissions			
									Final Approval by City Council			

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-29</a>	City-Wide	<a href="#">35-A101</a>	Definition of Entertainment Venue (Indoor)	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 for an entertainment venue as long as it was not outdoors.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-30</a>	City-Wide/ Zoning	<a href="#">35-311 Table 311-1 &amp; Table 311-2</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-31</a>	City-Wide/ Zoning	<a href="#">35-311 Table 311-2 Nonresidential Use Matrix</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-32</a>	City-Wide/Use Regulations	<a href="#">35-A101</a>	Definition of 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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-33</a>	Platting	<a href="#">35-430 (c)(12)</a>	Concession Facilities	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)	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-34</a>	City-Wide	<a href="#">35-A101</a>	Definition of Habitable Spaces	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 not considered habitable spaces" to Appendix A	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-Zoning-Cat Hernandez	<a href="#">5-35</a>	Zoning	<a href="#">35-310.01 (c)</a>	RM-4', 'RM-5', 'RM-6' Single Structures	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-Land Development-Logan Sparrow	<a href="#">5-36</a>	Platting	<a href="#">35-B121 (f)1-3</a>	Applications & 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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		



# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID 2018-006 Logan Sparrow	<a href="#">5-37</a>	Parking/ Storage Standards	<a href="#">35-525(c)</a>	Outdoor Storage Standard	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID 2018-006 Jenny Ramirez/M. Uresti/ Logan Sparrow	<a href="#">5-38</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Definition of All Weather Surface	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)'	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID 2018-003 Logan Sparrow	<a href="#">5-39</a>	Zoning	<a href="#">35-311 Table 311-2 Nonresidential Use Matrix</a>	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"	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID 2018-002 Logan Sparrow	<a href="#">5-40</a>	Zoning	<a href="#">35-420 (g)(2)</a>	Monitoring & Amendments	2-Beyond Editing/ Clarifying	Update 'Amendments Required' subsection	Delete "if the review is not...as the plan is updated" and include clarification for 'consistency plans"	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID 2017-006 Jenny Ramirez/M. Uresti/ Logan Sparrow	<a href="#">5-41</a>	Lot Layout	<a href="#">35-516(o)</a>	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."	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID 2017-005 & RID 2017-007 Logan Sparrow	<a href="#">5-42</a>	Street Design	<a href="#">35-506 e(7)</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID 2017-004 Jenny Ramirez/ M. Uresti/Logan Sparrow	<a href="#">5-43</a>	Zoning/Use Regulations	<a href="#">35-392 (a)</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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID 2019-001 Logan Sparrow	<a href="#">5-44</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Definition of Mobile Retail Establishments	2-Beyond Editing/ Clarifying	Add the definition for "Mobile Retail Establishments"	Add definition for "Mobile Retail Establishment	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status
2021-0005	DSD-RID 2016-002 Logan Sparrow	<a href="#">5-45</a>	Street Design	<a href="#">35-506 (d)(9)B3</a>	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	PCTAC	
									Planning Commission	
									Zoning Commission	
									Board of Adjustments	
									Historic and Design Review Commission	
									Additional Boards/ Commissions	
									Final Approval by City Council	
2021-0005	DSD-RID-2019-003 Logan Sparrow	<a href="#">5-46</a>	City-wide	<a href="#">35-481</a>	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."	PCTAC	
									Planning Commission	
									Zoning Commission	
									Board of Adjustments	
									Historic and Design Review Commission	
									Additional Boards/ Commissions	
									Final Approval by City Council	

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID-2019-004 Logan Sparrow	<a href="#">5-47</a>	Platting	<a href="#">35-440</a>	Residential Plats	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."	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID-2019-005 Logan Sparrow	<a href="#">5-48</a>	Neighborhood Conservation Districts	<a href="#">35-335</a>	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		



# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID-2019-006 Logan Sparrow	<a href="#">5-49</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	IDZ, MXD, R-1, & R-2 Zoning District & 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 are consistent with the use and densities of the land use category. If "IDZ" is listed as a consistent zoning district, a plan amendment will not be required if uses are consistent with zoning districts listed in land use category.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID-2021-003 Cory Edwards/ Logan Sparrow	<a href="#">5-50</a>	City-Wide/ Historic	<a href="#">35-645</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-Land Development- Logan Sparrow	<a href="#">5-51</a>	City-Wide/ Zoning	<a href="#">35-A101</a>	Definition of Residential Development & Residential District	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID-2020-004-Christina De La Cruz	<a href="#">5-52</a>	City-wide/Zoning	<a href="#">35-506 &amp; 35-502(e)(2)</a>	Driveway Access	2-Beyond Editing/ Clarifying	Modify language to add "Lots less than 200 ft of unrestricted frontage, will be permitted one access point if shared access cannot be obtained through adjacent parcels. Lots with 200 ft. or more of unrestricted frontage , will be permitted one access point every 200 ft. of unrestricted frontage and 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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0005	DSD-RID-2020-001-Logan Sparrow	<a href="#">5-53</a>	City-wide/Zoning	<a href="#">35-381</a>	Density in D & Mixed Use Buildings	2-Beyond Editing/ Clarifying	Remove "Dwelling-Apartment/Condominium...of 20 Dwellings" from Table 311-2 Non-Residential Use Matrix. Remove permitted use in "D" Downtown District for "Dwelling-Apartment/Condominium...of 6 Dwellings" and "Dwelling-Apartment/Condominium...of 10 Dwellings"	To clarify the permitted density within Mixed Use Buildings for properties zoned "D" Downtown District. This classification and use regulations for Dwelling-Attached Apartments/Condominiums uses in Table 35-311-2 "Non- Residential Use Matrix" have no restricted density for the "D" Downtown District, which was adapted within the UDC in 2001 with Ordinance 93881.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0005	DSD-RID-2020-002-Logan Sparrow	<a href="#">5-54</a>	City-wide/Zoning	<a href="#">35-378(a)(8)</a>	Home Occupations	2-Beyond Editing/ Clarifying	Clarify no direct on-premises selling "or transfer" of goods shall be allowed, and add that "internet or mail order and sales" is permitted. Add "direct on-premises selling is defined as the sales or transfer of products with direct contact on the premises with a buyer" to this section.	To allow home occupation for home based businesses where sales transactions are conducted through the internet or by mail order but precludes on premise transfer of goods. Section 35-378 "Supplemental Use Regulations-Home Occupations" should be updated to clarify the allowance for internet or mail order sales for home based businesses.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings		Date/ Recommended Status	
2021-0005	DSD-RID-2020-003-Logan Sparrow	<a href="#">5-55</a>	City-wide/Zoning	<a href="#">35-311(b)(3)</a>	Stand-Alone Personal Hygiene Facilities	2-Beyond Editing/ Clarifying	Add the definition of "Stand-alone Personal Hygiene Facilities to the UDC specifying the difference between it as a primary use and as a accessory use. Add to the Nonresidential Use Matrix for Stand-alone Personal Hygiene Facilities as a primary use, and adding limited information in the Temporary Uses section.	Since the UDC does not currently consider Stand-Alone Personal Hygiene Facilities and there is not a materially similar use already in the UDC, a definition for Stand-Alone Personal Hygiene Facilities should be added to clarify where and in what manner this use is allowed.	PCTAC			
									Planning Commission			
									Zoning Commission			
									Board of Adjustments			
									Historic and Design Review Commission			
									Additional Boards/ Commissions			
									Final Approval by City Council			
2021-0005	DSD-Zoning-Catherine Hernandez	<a href="#">5-56</a>	City-wide/Zoning	<a href="#">35-372 (c)(2)(C)</a>	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	PCTAC			
									Planning Commission			
									Zoning Commission			
									Board of Adjustments			
									Historic and Design Review Commission			
									Additional Boards/ Commissions			
									Final Approval by City Council			

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-1</a>	City-Wide	<a href="#">Division 5-Natural Resource Protection</a>	Statement of Purpose	2-Beyond Editing/ Clarifying	Add urban agriculture related language to Natural Resource Protection	Urban Agriculture is outlined in the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-2</a>	City-Wide	<a href="#">35-102</a>	General Purpose and Intent	2-Beyond Editing/ Clarifying	Include equity and community food security in this section	Urban Agriculture is outlined in the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-3</a>	City-Wide	<a href="#">35-301</a>	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 the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-4</a>	City-Wide	<a href="#">35-430 (c)(18)</a>	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 the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		



# Proposed 2020/2021 UDC Amendments

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2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-5</a>	City-Wide	<a href="#">35-503</a>	Parkland Dedication Requirement	2-Beyond Editing/ Clarifying	Add community gardens and urban farms to Parkland Dedication Requirement	Urban Agriculture is outlined in the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-6</a>	City-Wide	<a href="#">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 the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

Group Submittal Number	Submitting Agency/ Person	Individual Amendment Number/ Applications & Revisions	Potential Impact of Amendment	UDC Section to be Amended	Subject	Category	Summary of Amendment	Reason for Amendment Submittal	Meetings	Date/ Recommended Status	
2021-0006	Food Policy Council of San Antonio-Leslie Provence	<a href="#">6-7</a>	City-Wide	<a href="#">35-A101</a>	Definition/ Rules Interpretation	2-Beyond Editing/ Clarifying	Add urban agriculture-related definitions to Appendix A	Urban Agriculture is outlined in the SA Tomorrow Sustainability Plan and this language should be outlined within the UDC	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0007	Parks and Recreation-Homer Garcia III	<a href="#">7-1</a>	City-Wide	<a href="#">35-503(g)(6)</a>	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

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2021-0007	Parks and Recreation- Homer Garcia III	<a href="#">7-2</a>	City-Wide	<a href="#">35-523(o)&amp;(q)</a>	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0008	Justin Krobot	<a href="#">8-1</a>	City-Wide	<a href="#">35-523(g) Table 523-2 Mitigation</a>	Tree Preservation	3-Detailed Discussion	Implementation of an approved tree care plan. Dollars spent on tree care activities for preserved trees such as assessment, monitoring, nutrient amendment, and aeration on site above minimum requires to be credited towards outstanding mitigation.	This would add a new alternative mitigation method to allow dollars spent on tree care for preserved trees to count as mitigation. It further incentivizes preservation of trees on site and professional tree care for preserved trees.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

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2021-0009	Board of Adjustment- Cat Hernandez	<a href="#">9-1</a>	City-Wide	<a href="#">35-510(a)(2-5)</a>	Buffer yards	2-Beyond Editing/ Clarifying	Replace 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 buffer yard upon findings of fact that support their 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 buffer yard and adjoining street that has an easement.	To allow greater flexibility in how landscape buffer yards are established.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0009	Board of Adjustment- Cat Hernandez	<a href="#">9-2</a>	City-Wide	<a href="#">35-514(2)(F)</a>	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.+	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
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									Final Approval by City Council		

# Proposed 2020/2021 UDC Amendments

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2021-0009	Board of Adjustment- Cat Hernandez	<a href="#">9-3</a>	City-Wide	<a href="#">35-311(b)(2)</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0010	Zoning Commission- Cat Hernandez	<a href="#">10-1</a>	City-Wide	<a href="#">Table 311-1 Residential Use Matrix</a>	Use Regulations	1-Editing/ Clarifying	Remove LBCS 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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
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# Proposed 2020/2021 UDC Amendments

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2021-0010	Zoning Commission- Cat Hernandez	<a href="#">10-2</a>	City-Wide	<a href="#">35-343.01(b)(8)(C) D)</a>	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" and "any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments 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" and "any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all IDZ-2 and IDZ-3 greater than 1 acre	To allow some flexibility in site design and layout for approved IDZ Zoning Cases.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0010	Zoning Commission- Cat Hernandez	<a href="#">10-3</a>	City-Wide	<a href="#">Table 311-2 Nonresidential Use Matrix</a>	Use Regulations	2-Beyond Editing/ Clarifying	Change Convenience Store (With Gasoline) from permitted use to specific use in C-2 Zoning in Table 311-2 Nonresidential Use Matrix	To require a specific use authorization for Gas Stations in the C-2 Commercial Zoning district	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
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2021-0010	Zoning Commission- Cat Hernandez	<a href="#">10-4</a>	City-Wide	<a href="#">35-403(d)(4)B(iv)</a>	Notice Provisions	1-Editing/ Clarifying	Add language allowing request for zoning to be not be required to renotify if it is being amended to "decrease the density of a 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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
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2021-0010	Zoning Commission- Cat Hernandez	<a href="#">10-5</a>	City-Wide	<a href="#">35-A101</a>	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	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
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2021-0011	Planning Commission- Logan Sparrow	<a href="#">11-1</a>	City-Wide	<a href="#">Table 506-1 &amp; Table 506-3</a>	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
									Board of Adjustments		
									Historic and Design Review Commission		
									Additional Boards/ Commissions		
									Final Approval by City Council		
2021-0011	Planning Commission- Logan Sparrow	<a href="#">11-2</a>	City-Wide	<a href="#">35-B121 (f)(3)</a>	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.	PCTAC		
									Planning Commission		
									Zoning Commission		
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**KEY**

Category 1: Editing/Clarifying-

Category 2: Beyond Editing/Clarifying -

Category 3: Detailed Discussion -

**Total Number of Amendments-80**

Category 1 : 25

Category 2 : 48

Category 3: 7