

UDC 2021

UNIFIED DEVELOPMENT CODE AMENDMENT PROCESS

Presented by: Logan Sparrow, Policy Administrator

Unified Development Code



- Paused in 2020 due to pandemic
- 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

UDC Amendment Process

- Every 5 years (per code)
- Reasons to amend:
 - Workability and administrative efficiency
 - Eliminate unnecessary development costs
 - Includes cost impact review
 - To reflect changes in:
 - Law
 - State of the art standards in land use planning and urban design
- Can be initiated by:
 - City staff
 - Zoning commission
 - Planning commission
 - Board of Adjustment
 - Historic Design & Review Commission
 - External parties
 - Neighborhoods, businesses, etc.
 - City Council

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.



Timeline Check



Who Submitted *Amendments*?

Internal

- Development Services Department
- Public Works Department
- Office of Historic Preservation
- San Antonio Water System
- CPS Energy
- Neighborhood and Housing Services Department
- City Attorney's Office

External

- Tier One Neighborhood Coalition
- Food Policy Council of San Antonio
- San Antonio River Authority
- Hill Country Alliance
- Greater Edwards Aquifer Alliance
- Individual Neighborhood Residents

Close Look at *Internal Amendments*

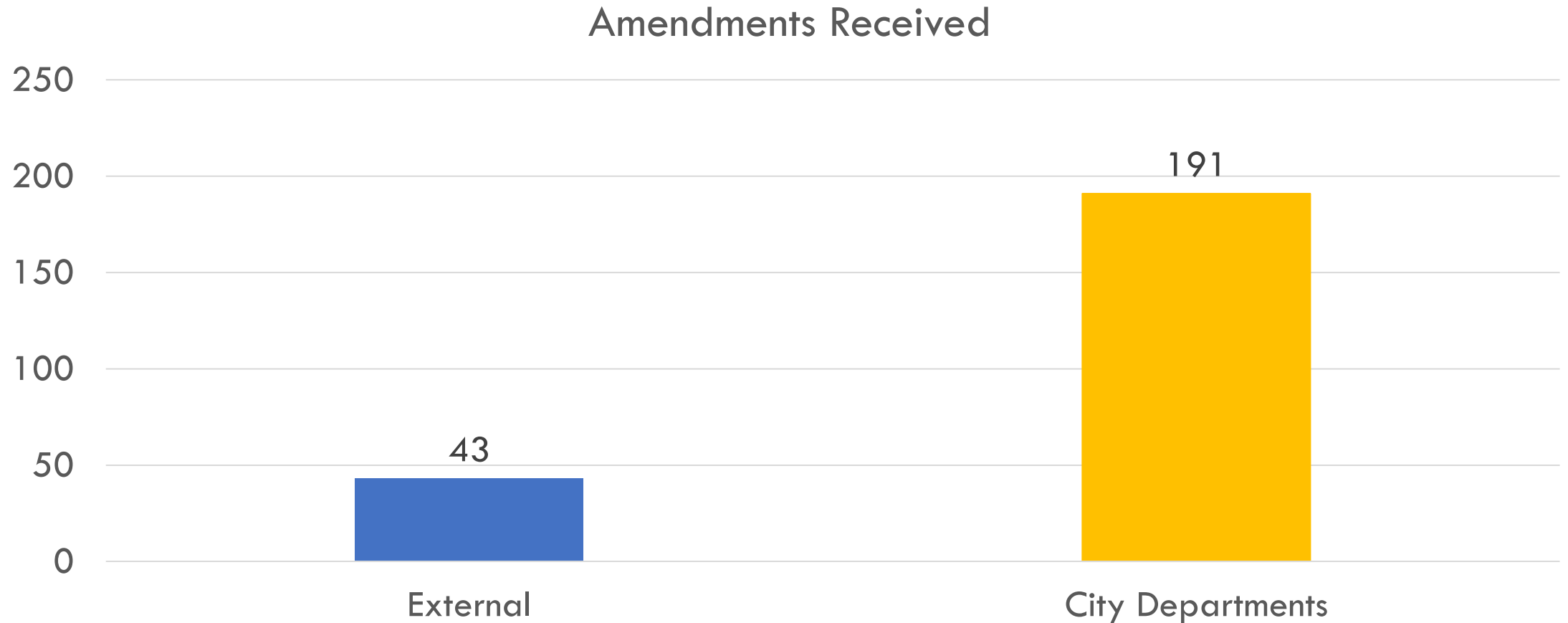
SUBMITTED BY	SUBMITTED	APPROVED OR APPROVED WITH EDITS	DENIED	WITHDRAWN	PERCENTAGE APPROVED
Development Services	57	55	0	2	96
Planning	28	14	0	14	50
Neighborhood and Housing Services	7	5	1	1	71
Public Works (Stormwater)	44	44	0	0	100
Disability Access Office	2	2	0	0	100
City Attorney's Office	1	1	0	0	100
Solid Waste Management	3	3	0	0	100
Sustainability	8	8	0	0	100
Transportation	3	3	0	0	100
Parks and Recreation	2	2	0	0	100
San Antonio Water Systems	4	3	0	1	75
CPS Energy	4	1	0	3	25
Office of Historic Preservation	18	18	0	0	100
San Antonio Planning Commission	2	2	0	0	100
San Antonio Zoning Commission	5	4	1	0	80
San Antonio Board of Adjustment	3	3	0	0	100

Close Look at External Amendments

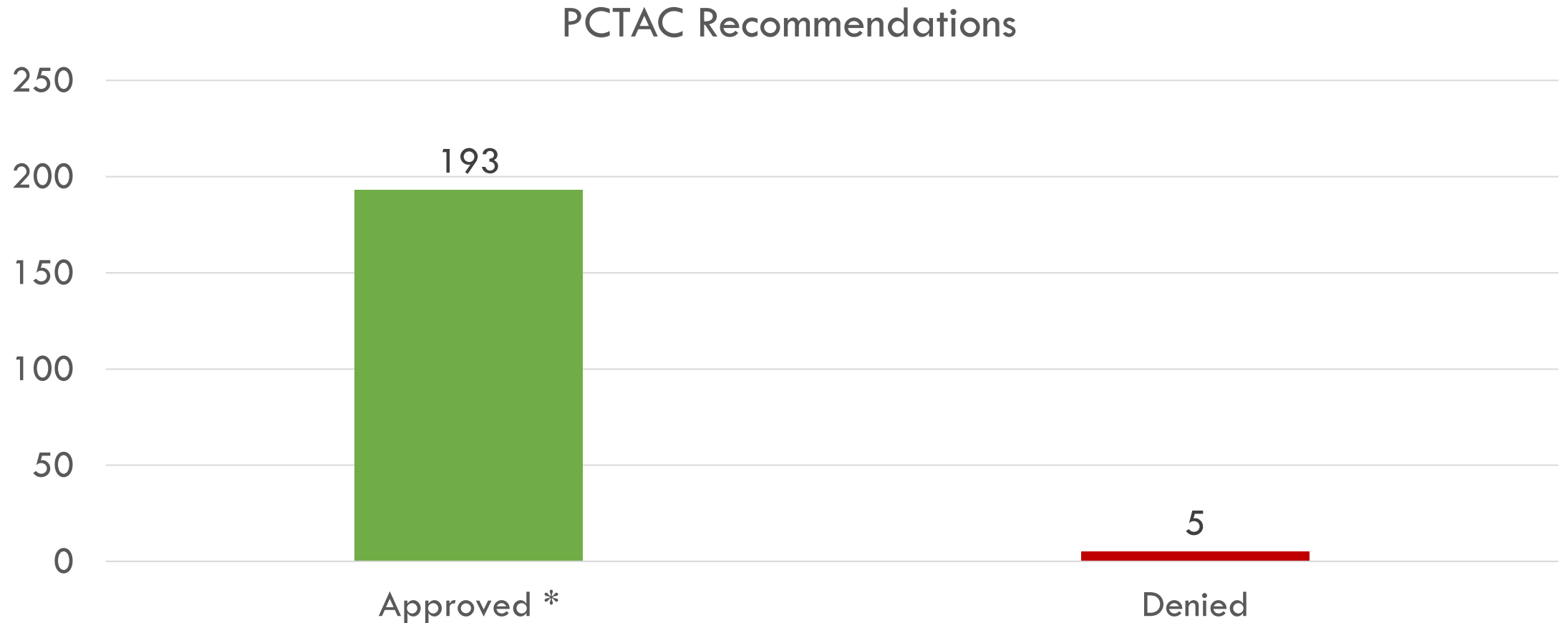
SUBMITTED BY	SUBMITTED	APPROVED OR APPROVED WITH EDITS	DENIED	WITHDRAWN	PERCENTAGE APPROVED
Food Policy Council	7	7	0	0	100
Greater Edwards Aquifer Alliance	9	4	1	4	44
Justin Krobot	1	0	0	1	0
Joint Base San Antonio	1	0	0	1	0
John Gonzales	2	0	2*	0	0
Mission San Jose Neighborhood Association	2	1	0	1	50
David Littlefield	1	0	1	0	0
James McKnight	1	1	0	0	100
Dawn Davies	1	1	0	0	100
Government Hill Community Association	1	0	1	0	0
Tier 1 Neighborhood Coalition	13	8	0	5	62
San Antonio Water System	1	1	0	0	100
Steve Versteeg	2	1	1*	0	100
D'Ette Cole	1	1	0	0	100

* NOT Sponsored by Planning Commission

Breakdown of Amendments



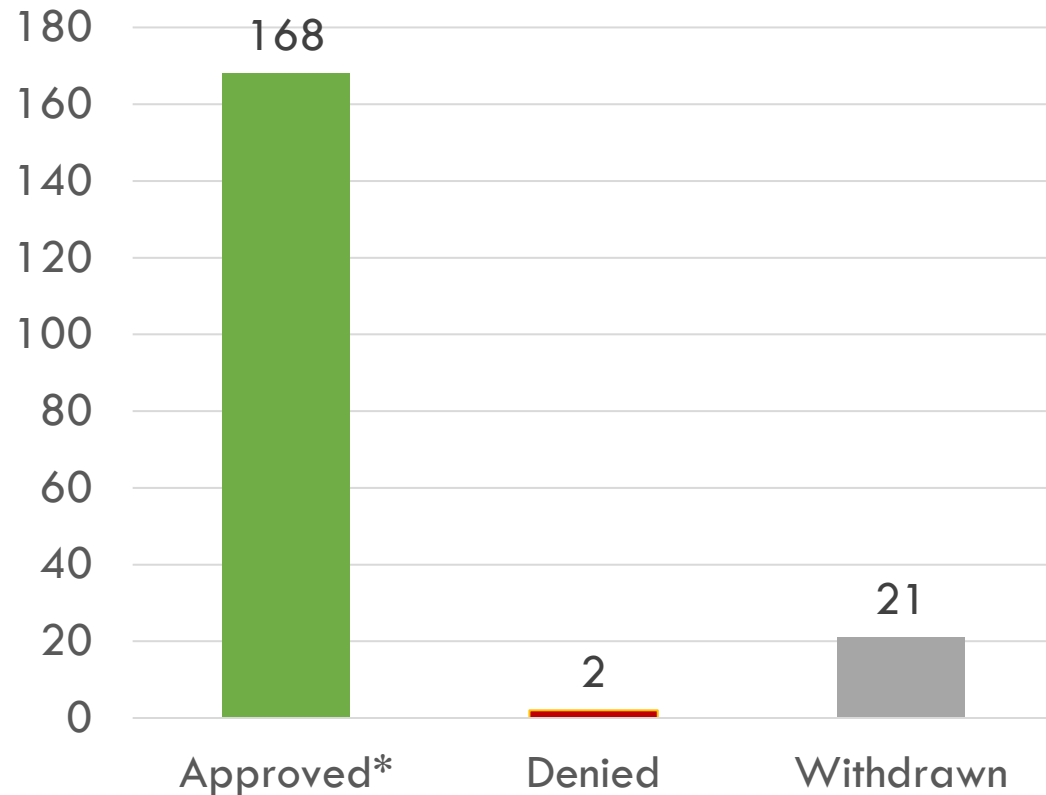
Breakdown of Recommendations



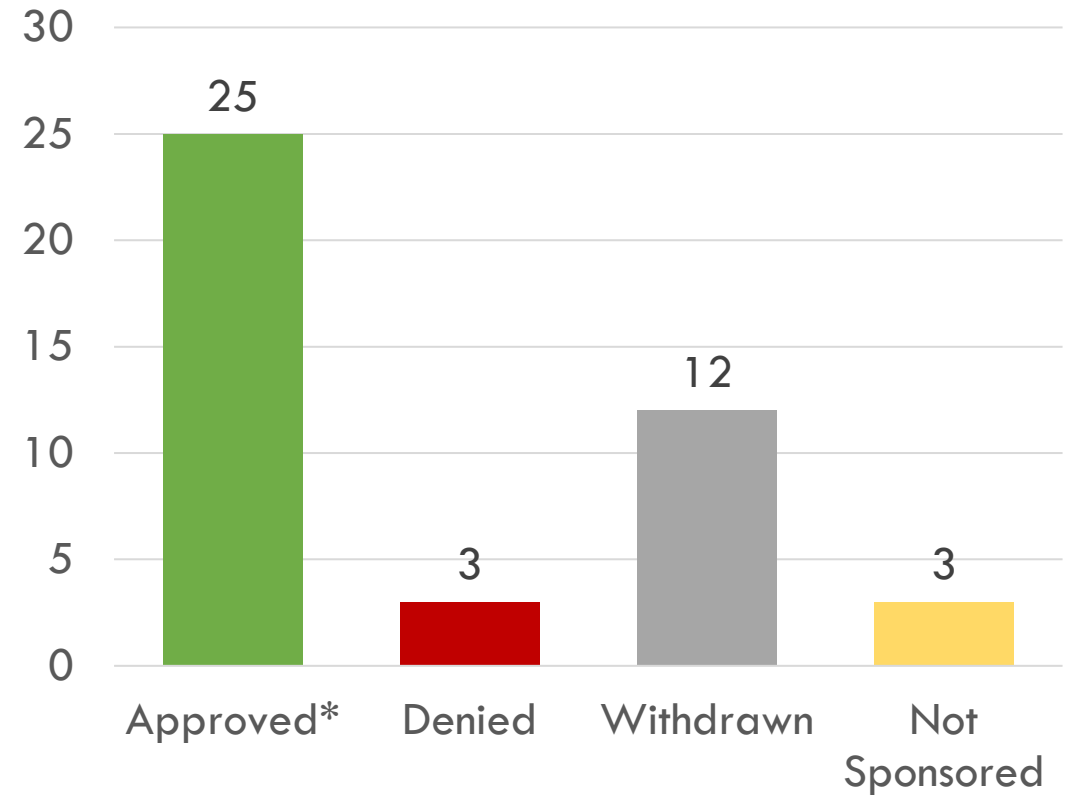
* Approved or approved with edits

Result of Amendments

Internal Amendments (191 total)



External Amendments (43 total)



* Approved or approved with edits

Amendment Categories

Infrastructure

- Public Works Departments

Affordable Housing

- Neighborhood & Housing Services Department for Housing Commission Subcommittee

Public Engagement

- Tier One Neighborhood Coalition
- Planning Department
- Development Services Department

Environmental Sustainability

- Sustainability Department
- Hill Country Alliance
- Greater Edwards Aquifer Alliance
- Food Policy Council of San Antonio

Transportation

- Transportation Department

Administrative Efficiency

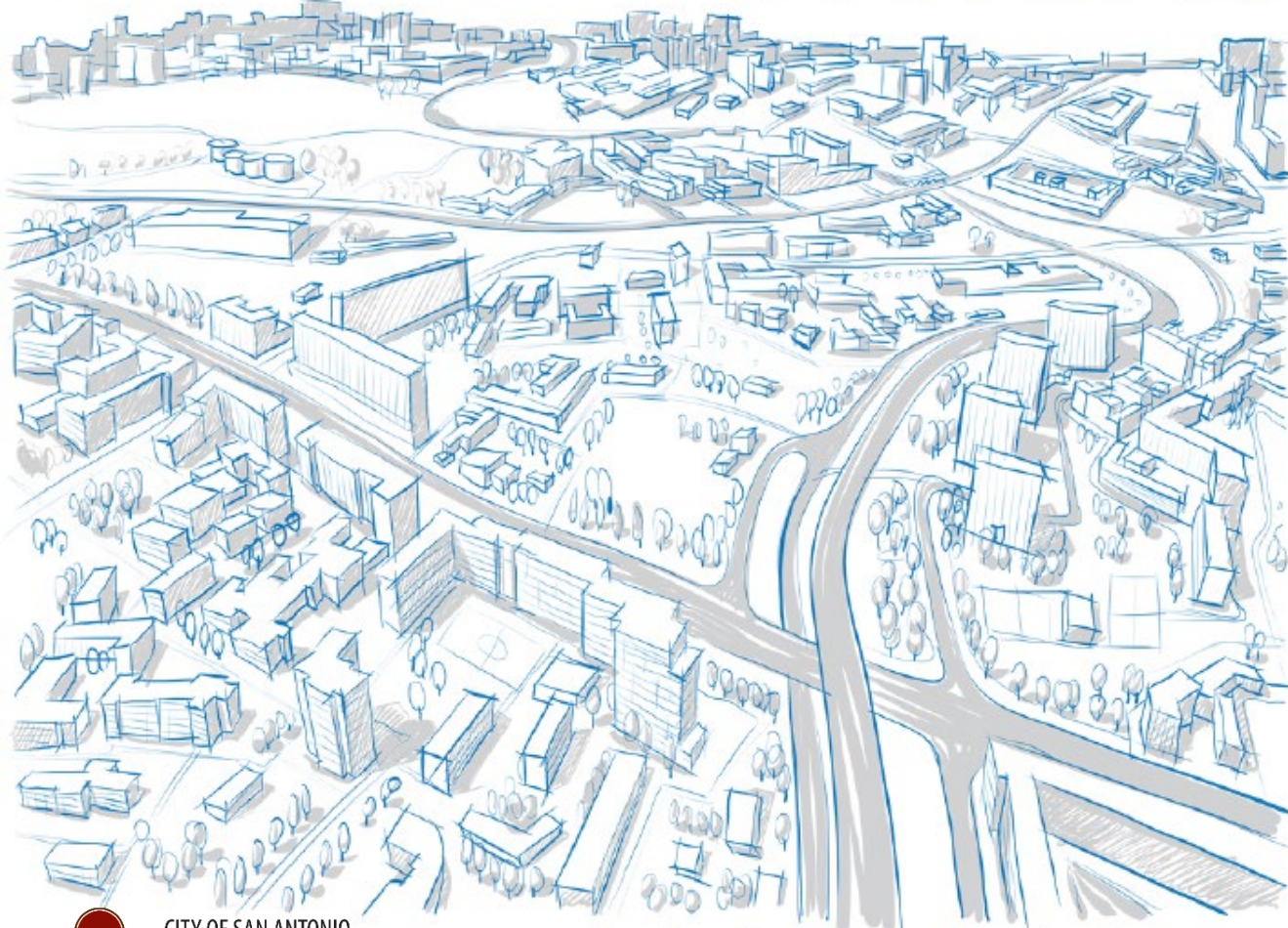
- Development Services Department



Amendment *Highlights*



- Accessory dwelling units (ADUs)
 - Housing Commission/NHSD
- Registered community organizations
 - Tier One Neighborhood Coalition
- Notice provisions
 - Tier One Neighborhood Coalition
- Gas stations
 - Neighborhood Residents
- Drainage-related amendments
 - Public Works Department
- Street cross sections
 - Transportation Department
- Oversized vehicles
 - Development Services Department



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