CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 I SAN ANTONIO TEXAS 78283-3966

IAS ACCREDITED Building Department

UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Cat Hernandez on behalf Zoning Commission *Organization (if applicable):* Development Services

Address: 1901 S Alamo St

Phone: 210-207-5085 *Email:* catherine.hernandez@sanantonio.gov

Signature: _____ *Date:* _____
(*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)

☐ City of San Antonio Staff Amendment

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)

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 a requirement restriction or prohibition set forth on a site plan as approved by City Council" as major Amendments for all DZ-1 and IDZ-2 and IDZ-3 less than or equal to 1 acre.

Add "any increase above 30% in the total builable area shown on the approved site plan" and "any removal of a requirement restriction or prohibition 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

Part 5. Cost Impact Statement

Section 35-11(a) of the UDC requires that all requests for amendments include a Cost Impact Statement. The Cost Impact Statement should be justified with substantiating information, such as cost estimates or studies.

The requested change to the UDC (*please check appropriate box):*

By how much?
(Indicate either a dollar amount or percentage above or below current construction and/or development costs)

A. ☒ Will not impact the cost of construction and/or development.

B. ☐ Will increase the cost of construction and/or development. _____

C. ☐ Will decrease the cost of construction and/or development. _____

Part 6. Cost Impact Narrative and Back-Up Information

Please fully quantify the Cost Impact Statement that was provided in Part 5. Attach all relevant data and associated costs that you wish to have considered as well as a narrative explaining how the Cost Impact Statement was developed. If you need additional space, please attach additional sheets.

Be sure to:

- ***Consider and indicate initial and long-term maintenance costs;***
- ***Consider city cost (i.e. personnel costs and costs to enforce);***
- ***Indicate and be able to rationalize the baseline (current costs) and the cost projections associated with your request.***

The amendment is intended to provide predictable flexibility in amending an approved IDZ plans. It is possible that if the amendment exceeds certain thresholds, submission of a zoning change application, and associated fees, may be required.

UDC 2021 Proposed Amendment

Amendment 10-2
Applicant: Development Services on behalf of Zoning Commission

Amendment Title – 'Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning

Applications submitted after November 1, 2018.'

Amendment Language:

*****

(b) **Use Regulations.** The "IDZ" may be approved as an overlay district. The "IDZ" may be approved as a base zoning district and must specify if the request is for "IDZ-1" Limited Intensity Infill Development Zone, "IDZ-2" Mid Intensity Infill Development Zone, or "IDZ-3" High Intensity Infill Development Zone, and the ordinance shall include an indication of gross density for all residential uses in units per acre, the list of zoning districts and/or permitted uses.

*****

(8) **Amendments to "IDZ" Site Plan.**

*****

C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

*****

8. Any increase above 10% in the total floor area shown on the approved site plan.

9. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

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6. Any increase above 30% in the total buildable area shown on the approved site plan.

7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

*****

UDC 2021 Proposed Amendment

******Revised and Recommended Approval by PCTAC on February 22, 2022******

Amendment 10-2
Applicant: Development Services on behalf of Zoning Commission

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Applications submitted after November 1, 2018.'

Amendment Language:

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6. Any increase above 15% in the total buildable area shown on the approved site plan.

7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

*****

UDC 2021 Proposed Amendment

******Recommended Approval by Zoning Commission on July 5, 2022******

Amendment 10-2
Applicant: Development Services on behalf of Zoning Commission

Amendment Title – 'Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning

Applications submitted after November 1, 2018.'

Amendment Language:

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UDC 2021 Proposed Amendment

****** Recommended Approval by Planning Commission on July 27, 2022******

Amendment 10-2

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – 'Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.'

Amendment Language:

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UDC 2021 Proposed Amendment

****** Approved by City Council on November 3, 2022******

Amendment 10-2

Applicant: Development Services on behalf of Zoning Commission

Amendment Title – 'Sec. 35-343.01 - "IDZ" Infill Development Zone: Complete Change of

Zoning Applications submitted after November 1, 2018.'

Amendment Language:

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