

# UDC 2021

## UNIFIED DEVELOPMENT CODE AMENDMENT PROCESS UPDATE

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Planning and Community Development  
Committee

August 25, 2022

# Unified Development Code



Drive safe. Bike safe. Walk safe.



- 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
  - Strategic Housing Implementation Plan

# 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 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

# UDC Amendment Process

- Amendments 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



# UDC Amendment Process

- 2021 process was:
  - Open to public (livestreamed)
  - Transparent
  - Extensive community engagement
- Planning Commission Technical Advisory Committee (PCTAC)
  - Revised in 2021 to expand membership



# Infrastructure & Affordable Housing

## Infrastructure

- Expands area Public Works will study for stormwater impacts for future developments

## Affordable Housing

- Creates flexibility for accessory dwelling unit regulations
- Ensures infill developments are more compatible with neighborhoods
- Lowers height limits for R-1 & R-2 zoning districts
- Limits to one structure residential-mixed & multi-family development on smaller lots



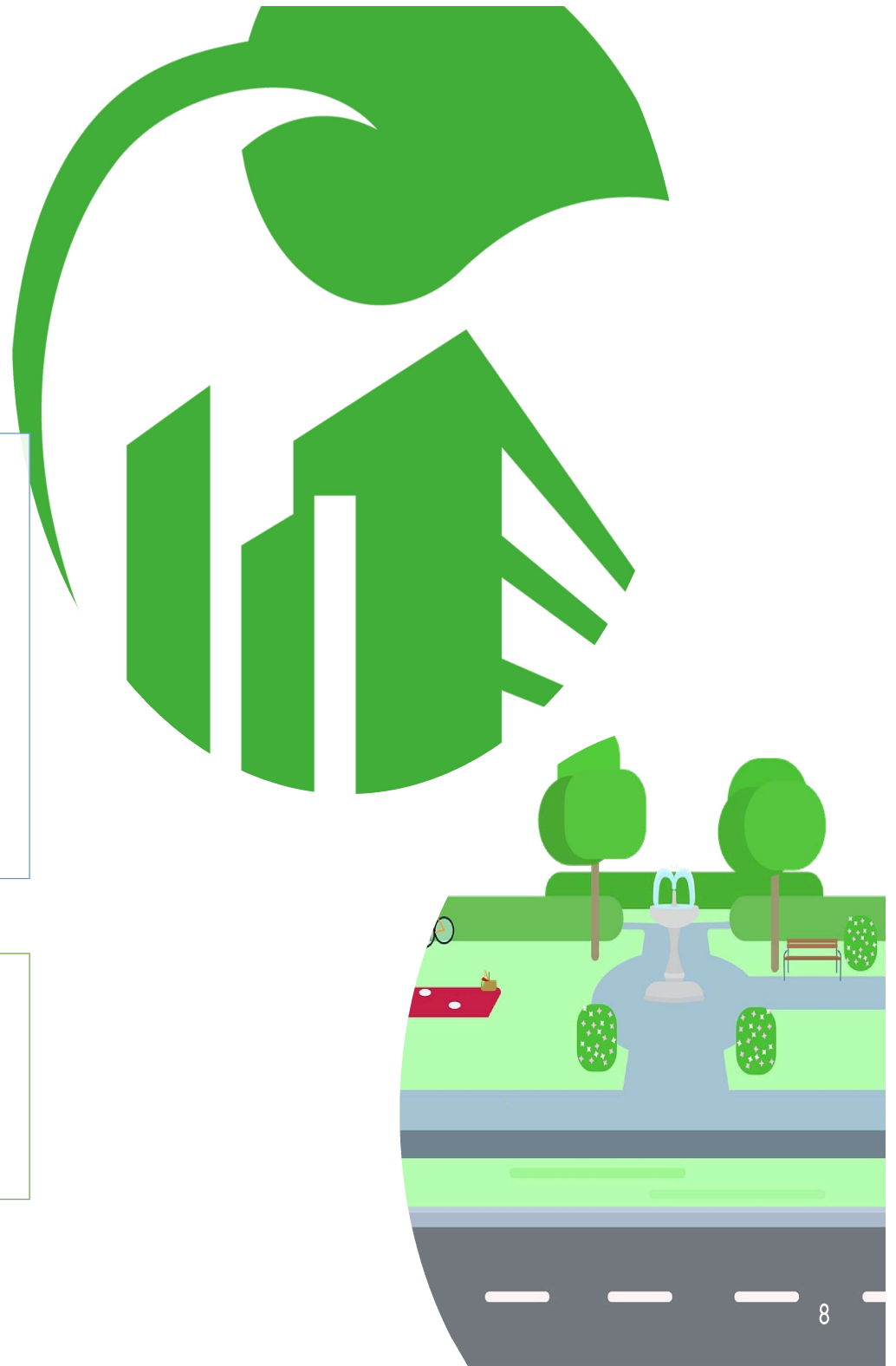
# Sustainability & Transportation

## Environmental Sustainability

- Changes color regulations for lighting in Military Lighting Overlay District (yellow instead of blue tones)
- Updates UDC to reflect Council-approved Sustainability Plan goals
- Provides alternatives for urban farms to avoid unnecessary costs

## Transportation

- More design flexibility in street layout that incorporate mixed-use paths, bike lanes, and a more pedestrian friendly streetscape





# Engagement & Administrative Efficiency

## Community Engagement

- Expands outreach to registered community organizations
- Requires an applicant to meet, or attempt to meet, with Neighborhood Association before submitting a change of zoning application



## Administrative Efficiency

- Clarifies definition of a half-story
- Updates regulations related to parking of oversized vehicles



# UDC Amendment Engagement



COMMUNITY

**2,854**

staff & volunteer  
hours



DSD ACADEMY



PCTAC

**64**

meetings



BOARD &  
COMMISSION WORK  
SESSIONS

**171**

meeting hours



BOARD &  
COMMISSION  
MEETINGS

# Timeline Check



# Board & Commissions

## Final Actions



	Amendments Reviewed	Approved	Approved w/ Edits	Denied	Withdrawn
<b>PCTAC</b>	234	110	83	5	33
<b>Zoning Commission</b>	62	54	6	1	1
<b>Board of Adjustments</b>	11	9	2	0	0
<b>Historic &amp; Design Review Commission</b>	21	19	2	0	0
<b>Planning Commission</b>	196	179	14	2	1

# Amendments *Summary*

- **193** UDC amendments
  - 191 amendments were approved or approved with edits
  - 2 denied amendments
    - Neighborhood association registration
    - Qualified transitional housing
- **38** withdrawals, including 3 since boards and commission meetings
  - Proposal to require private parkland to be open to public
  - Clarifying withdrawals of zoning applications
  - Re-platting without vacating a preceding plat



# Close Look at *Internal Amendments*

SUBMITTED BY	SUBMITTED	APPROVED OR APPROVED WITH EDITS	DENIED	WITHDRAWN	PERCENTAGE APPROVED
Development Services	57	54	0	3	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	1	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	0	55	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 River Authority	1	1	0	0	100
Steve Versteeg	2	0	1*	1	0
D'Ette Cole	1	1	0	0	100

\* NOT Sponsored by Planning Commission

# Amendment *Highlights* |



- Accessory dwelling units (ADUs)
  - Housing Commission
- Registered community organizations
  - Tier One Neighborhood Coalition

# Accessory Dwelling Units |

## CURRENT

- Owner Occupancy Required
- Must share utilities of main house
- One bedroom maximum
- 40% size of main house, max 800 square feet
- Same max height as base zone
- No required parking
- 5-foot side setback

## PROPOSED

- Owner Occupancy Required
- **Allows option of separate utilities**
- **No bedroom restriction**, must meet building codes
- **50%** size of main house, max **1,600** square feet
- **Max two story**
- **One parking space if over 800 square feet**
- **Allows 3-foot side setback**, will require additional fire-rating



# Community Organization Registration |



## CURRENT

Notices for zoning, plan amendments, and BOA cases sent to:

- Property owners within 200 feet
- Registered neighborhood associations within 200 feet

## PROPOSED

Notices for zoning, plan amendments, and BOA cases sent to:

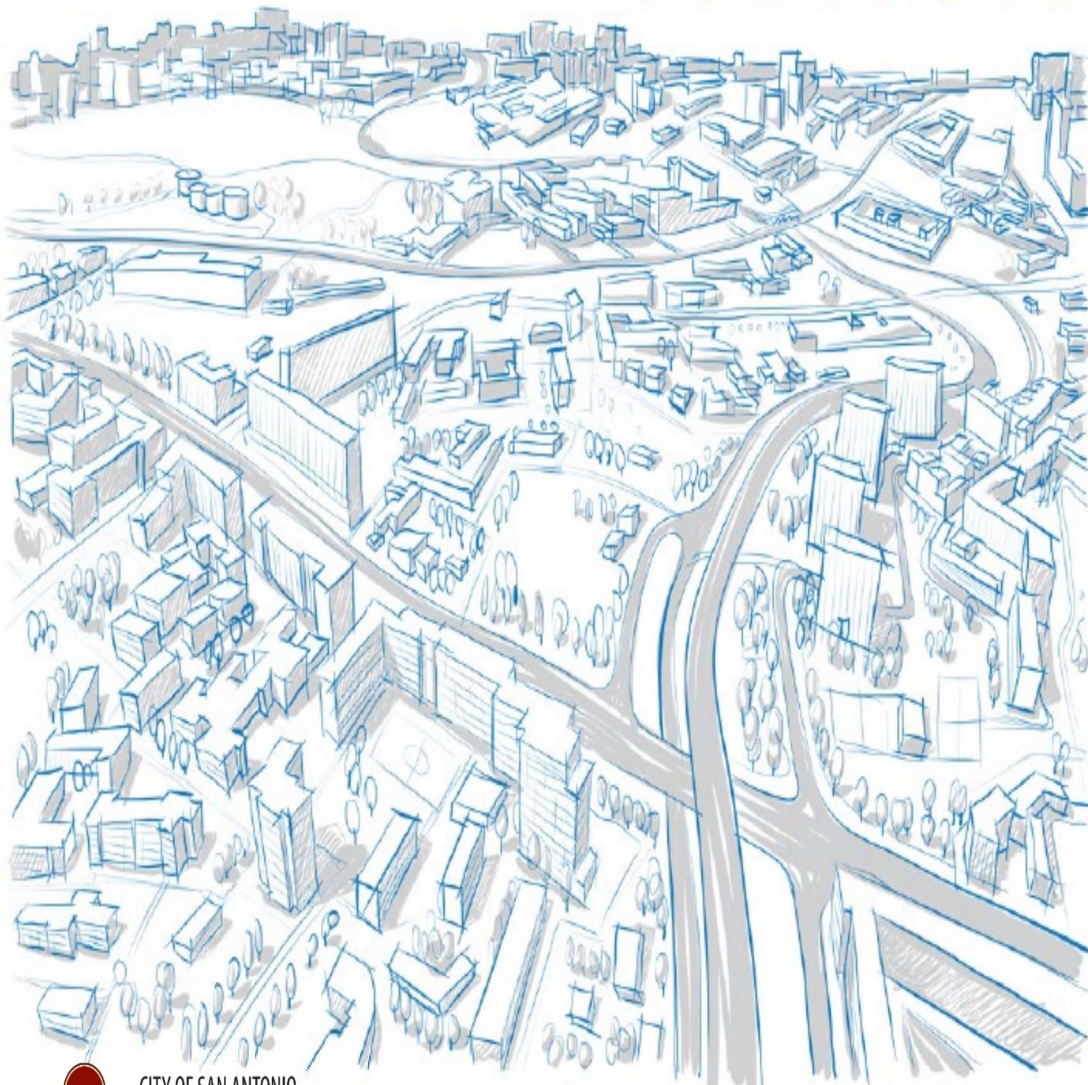
- Property owners within 200 feet
- Registered neighborhood associations within 200 feet
- **Registered community organizations within 200 feet**
  - Community organizations must provide the same information as neighborhood associations to register:
    - Boundary
    - Bylaws (if applicable)
    - Contact information
    - Approximate number of households (if applicable)
    - Opt-in to receiving notice



# Recommend Moving to **Council** |



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- Scheduled for City Council in October



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Presented by: Michael Shannon, PE, CBO - Director

