

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**AN ORDINANCE**

**AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE,  
OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY  
INCREASING THE MINIMUM SIZE OF ZONING  
NOTIFICATION SIGNS AND PROVIDING FOR  
CORRESPONDING FEE ADJUSTMENTS.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio Mayor's Taskforce on Preserving Dynamic and Diverse Neighborhoods authored a final report on May 14, 2015, which recommended strategies to further enhance the transparency of the zoning change process; and

**WHEREAS**, the City of San Antonio Housing Commission on Preserving Dynamic and Diverse Neighborhoods recommended approval of an amendment on March 16, 2016, which recommended increasing the size of the zoning notification sign for zoning applications; and

**WHEREAS**, public hearings were held after notice and publication regarding these amendments to the Unified Development Code at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, on May 17, 2016 the Zoning Commission held a public hearing and made recommendations pertaining to these amendments; and

**WHEREAS**, on May 25, 2016 the Planning Commission held a public hearing and made recommendations pertaining to these amendments; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35 of the City Code of San Antonio, Texas, the Unified Development Code, is hereby amended by adding language that is underlined (added) and deleting the language that is stricken (~~deleted~~) to the existing text as set forth in this Ordinance.

**SECTION 2.** Chapter 35 of the City Code of San Antonio, Texas is hereby amended as follows:

Chapter 35, Article IV, Section 35-403, Table 403-1 is amended as follows:

Sec. 35-403. – Notice Provisions.

**Table 403-1**  
**Notice Requirements**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
<i>Type of Notice</i>	<i>Amendments to Master Plan</i>	<i>Amendments to future land use or text changes to the Community, Neighborhood, Perimeter or Sector Plans</i>	<i>Rezoning</i>	<i>Master Development Plan</i>	<i>Items Requiring Public Hearing Before the Board of Adjustment</i>	<i>Subdivision Plat, Major</i>	<i>Subdivision Plat, Minor</i>	<i>Certificate of Appropriateness (Not Including Administrative Approval Certificates)</i>	<i>Permits, Orders or Approvals Not Mentioned Requiring Public Hearing</i>	<i>Request for Demolition of a Historic Landmark or Potential Historic Landmark</i>	<i>Historic Designation Application Approved by Historic Preservation Officer</i>
<b>Publication:</b> Publication in an official newspaper of general circulation before the 15th day before the date of the hearing.	*	*	*	--	*	* <del>(6)</del> <del>(5)</del>	* <del>(6)</del> <del>(5)</del>	--	*	--	--
<b>Mail:</b> Written notice of the public hearing shall be sent.	--	*(1)(2)	*(1)(2)	--	*(1)(2)	* <del>(6)</del> <del>(5)</del>	* <del>(6)</del> <del>(5)</del>	--	*(1)	*(1)(2)	*(2) <del>(8)</del> <del>(7)</del>
<b>Internet:</b> Post notice on the city's Internet website until the process has been completed.	* <del>(7)</del> <del>(6)</del>	*	*	* <del>(7)</del> <del>(6)</del>	*	* <del>(7)</del> <del>(6)</del>	* <del>(7)</del> <del>(6)</del>	*	*	*	--
<b>Signage:</b> Post a sign on the property subject to the application. Signs to be installed and provided by the city	--	--	* <del>(3)</del> (4) <del>(5)</del>	--	--	--	--	*	--	*	--

Notes:

(1) Notice shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property, within two hundred (200) feet of the property. Notice for zoning cases shall be sent prior to the tenth day before the date of the public hearing at the zoning commission. Notice for demolition applications shall be sent prior to the seventh day before the date of the public hearing at the historic design and review commission. Notice shall not be required for text amendments to the Community, Neighborhood, Perimeter or Sector Plans.

(2) Notice shall be sent to registered neighborhood associations within two hundred (200) feet of the project.

(3) The sign shall measure not less than eighteen by twenty-four inches and shall contain: City's name,

~~Zoning Case # \_\_\_\_\_~~ or HDRC Case # \_\_\_\_\_,

Name of Case Manager, and

Contact telephone number.

The sign shall be constructed of corrugated plastic sign stock and shall be in a highly visible fluorescent style color with contrasting colors. Lettering shall be a block font in as large a type as permitted by the sign size.

(4) The sign shall measure not less than twenty-four by thirty-six inches and shall contain:

City's name,

Zoning Case# \_\_\_\_\_

Contact telephone number of case manager

(General) Purpose: From \_\_\_\_\_ To \_\_\_\_\_

The sign shall be constructed of corrugated plastic sign stock and shall be in highly visible fluorescent style color with contrasting colors. Lettering shall be a block font in as large a type as permitted by the sign size.

(5) ~~(4)~~ The requirement for the posting of signs on individual lots and properties shall be waived for city initiated area-wide rezoning consisting of six (6) or more individual lots. However, signs will be placed at the general location of the boundary of the area-wide zoning project and its intersection with major arterial and collector streets that provide ingress/egress to the area subject to rezoning.

(6) ~~(5)~~ Notice for replat applications shall be sent in accordance with Local Government Code Ch 212.015.

(7) ~~(6)~~ Notice will include project name, number of acres, and approximate location.

(8) ~~(7)~~ The historic preservation officer shall notify all property owners within a proposed historic district boundary of the date, time, place and purpose of the historic and design review commission hearing at least thirty (30) days prior to the historic and design review commission hearing on the historic district designation.

Chapter 35, Appendix C, Section 35-C102 (b) is amended as follows:

**Sec. 35-C102. – Zoning Fees.**

(b) **Fees Established.** The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

(A) <i>Permit, Development Order, Document or Action</i>	(B) <i>Fee Amount</i>
Change in zoning application	0 to .5 acre .... <u>\$780.00 ea.</u> <del>\$770.00 ea.</del> 0.5 to 5.0 acres ..... <u>\$1,735.00 ea.</u> <del>\$1,725.00 ea.</del> 5.01 to 10.0 acres .... <u>\$3120.00 ea.</u> <del>\$3,110.00 ea.</del> 10.01 to 25.0 acres ... <u>\$5510.00 ea.</u> <del>\$5,500.00 ea.</del> 25.01 acres or more ... <u>\$5700.00 ea.</u> <del>\$5,690.00 ea.</del> plus <u>\$120.00</u> <del>\$110.00</del> /acre up to \$11,500.00/max
Expedited zoning case fee	0 to .5 acre .... <u>\$1560.00 ea.</u> <del>\$1,540.00 ea.</del> 0.5 to 5.0 acres .... <u>\$3470.00 ea.</u> <del>\$3,450.00 ea.</del> 5.01 to 10.0 acres .... <u>\$6240.00 ea.</u> <del>\$6,220.00 ea.</del> 10.01 to 25.0 acres .... <u>\$11020.00 ea.</u> <del>\$11,000.00 ea.</del> 25.01 acres or more .... <u>\$11400.00 ea.</u> <del>\$11,380.00 ea.</del> plus <u>\$240.00</u> <del>\$220.00</del> /acre up to \$23,000.00/max
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**SECTION 3.** All other provisions of Chapter 35 of the City Code of San Antonio, Texas shall remain in full force and effect unless expressly amended by this ordinance.

**SECTION 4.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 5.** Notice of these changes to the Unified Development Code shall not require the publication in an official newspaper of general circulation in accordance with Chapter 35, Article IV, Division 1, Table 403-1.

**SECTION 6.** The publishers of the City Code of San Antonio, Texas are authorized to amend said Code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

**SECTION 7.** This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

M A Y O R

Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Martha G. Sepeda, Acting City Attorney