



UDC Amendment Request Application for Internal Parties ***(City of San Antonio Departments)***

Part 1. Applicant Information

Name: Douglas Melnick Organization (if applicable): CoSA - Office of Sustainability
Address: 100 W. Houston Street, 7th Floor, San Antonio 78205
Phone: 210-207-1721 Email: douglas.melnick@sanantonio.gov
Signature: Douglas Melnick Digitally signed by Douglas Melnick
(Include title if representing a governmental agency or public/private organization) Date: 1/28/2022
Date: 2022.01.31 09:57:16 -06'00'

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)

Adds language to 35-506 - Statement of Purpose incorporating Urban Heat Island and EPD language.
Adds language to 35-506(i)(1) Street Lights requiring dark-sky lighting for new streetlights.
Adds language to 35-506(p)(1) Pavement Standards encouraging permeable and reflective pavement.
Adds language 35-506(q)(1) Sidewalk Standards encouraging low-carbon materials.

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 edits to the Statement of Purpose have no cost impact.

The Street Lights edit is cost-neutral as Dark-Sky Lighting fixtures are readily available and are comparable in price to non-dark sky compliant fixtures.

The Pavement and Sidewalk Standard edits do not have a direct cost impact as the requirements are optional.

UDC 2021 Proposed Amendment

Amendment 18-6**Applicant: Office of Sustainability****Amendment Title** – ‘Sec. 35-506. – Transportation and Street Design.’**Amendment Language:****STATEMENT OF PURPOSE**

The purpose of this section is to prescribe minimum design standards for streets within new subdivisions, developments requiring site plan approval, and for developments requiring a zoning permit. Unlike the situation in traditional subdivision regulations, one (1) intent of this section is to permit narrower street widths while requiring greater connectivity in order to more efficiently disperse traffic, accommodate bicyclists, protect pedestrians from high vehicular speeds, and to enhance the streetscape. For conventional subdivisions, commercial centers, and applications for development approval within conventional zoning district, the existing street widths and design standards are retained in order to accommodate the heavier traffic levels and greater reliance on vehicular travel.

- *Urban Design, Policy 5f: Consider the use of alternative surface materials to increase durability, [as well as increasing reflectivity as a means to reduce Urban Heat Island \(UHI\) impacts.](#)*
- *Urban Design, Policy 5f: Consider the use of low-carbon materials, as these materials are less carbon intensive than traditional materials and can be identified by evaluating [Environmental Product Declarations \(EPDs\) for construction materials.](#)*
- *Urban Design, Policy 5f: Work with the county to establish design requirements for streets and road construction so that streets have a lifetime expectancy of at least twenty (20) years.*

(i) Street Lights.

- (1) Streetlights shall be provided in all subdivisions within the city. Streetlights are not required in the ETJ. However, if proposed by the applicant, all installation, operational and maintenance cost shall be borne by the developer. Streetlights shall be installed by CPS Energy at all public street intersections with other public streets, at the end of cul-de-sacs longer than two hundred (200) feet, crosswalks, at safety lane intersections with public streets, midblock areas placed such that streetlights are a minimum of three hundred (300) feet apart for residential streets with houses fronting, or service areas as determined by CPS Energy. [Streetlight fixtures shall be Dark Sky-compliant and conform with Section 35-339.04\(F\)\(15\).](#)

(p) Pavement Standards.

- (1) **Pavement Structure.** The design of pavement structures shall be in accordance with the American Association of State Highway and Transportation officials (AASHTO) Guide for Design of Pavement Structures, 1993 or latest approved edition. The pavement design report shall be prepared and signed by, or under the supervision of, a professional engineer registered in the State of Texas. The design requirements in Table 506-6 shall be used for pavement design. [Permeable pavement is encouraged where soils are appropriate, and cool pavement asphalt treatments or concrete with a solar reflectivity of at least 33% are encouraged for residential](#)

[streets to mitigate Urban Heat Island \(UHI\) impacts. Low carbon materials are also encouraged and can be identified by evaluating material Environmental Product Declarations \(EPDs\).](#)

(q) Sidewalk Standards.

(1) Applicability.

F. [Low carbon concrete is encouraged and can be identified by evaluating material Environmental Product Declarations \(EPDs\).](#)
