



UDC Amendment Request Application for Internal Parties

(City of San Antonio Departments)

Part 1. Applicant Information

Name: Veronica Soto Organization (if applicable): NHSD/Housing Commission
Address: 100 W Houston St
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Signature: Verónica R. Soto Digitally signed by Verónica R. Soto
(Include title if representing a governmental agency or public/private organization) Date: 1/26/2022
Date: 2022.01.31 14:22:54 -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)

The Housing Commission is proposing to update the parks section of the UDC as it relates to affordable housing developments only.

The update is to allow affordable housing developments to use the Trust for Public Land's calculations to determine whether park land would be required for a development.

Suggested text is attached.

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 way developments meet the parkland requirement varies greatly as does the cost. It is difficult to quantify the exact % of costs as the requirement could be minimal to a significant portion of the initial construction budget.

UDC 2021 Proposed Amendment

Amendment 23-3

Applicant:

Amendment Title – ‘Sec. 35-503. – Parkland Dedication Requirement.’

Amendment Language:

(c) Parkland Characteristics.

(3) Parks and Open Space.

- A. Applicants may set aside parkland as parks or open space to be maintained privately by an approved organization that meets the requirements of subsection (e) and the minimum size requirements stated below:

Table 503-2

Zoning District	Minimum Dedication Size (in sq. ft.)	Minimum Area (Length times Width)
ETJ	10,000	100' x 100'
"RE", "R20"	20,000	100' x 100'
"NP-15", "NP-10", "NP-8", "R-6", "RM-6"	10,000	100' x 100'
"R-5", "RM-5"	10,000	100' x 100'
"R-4", "RM-4", "R-3"	10,000	100' x 100'
"MH", "MHP"	10,000	100' x 100'
"MF-18", "MF-25", "MF-33", "MF-40", "MF-50", "MF-65"	10,000	100' x 100'

1. Planned unit developments will abide by the minimum requirements set forth in Table 503-2 based on the underlying zoning.
 2. If several areas are proposed for park dedication credit, the sites shall be physically linked together by pedestrian access (sidewalks or trails) to form a network of recreational opportunities; however each individual area should meet the minimum size requirement set forth in Table 503-2.
- B. The use of the parkland shall be restricted for park and recreation purposes by recorded covenant which runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the written consent of the city or its successors;
- C. The proposed private parkland shall be reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.
- D. Affordable housing developments, projects providing at least 50% affordable housing units, may use the Trust for Public Land park score as an alternate method of providing parkland dedication. If the project is located within a ten minute walk of an existing park, no additional parkland shall be required. A ten minute walk shall be without barriers such as highways, train tracks, and roads without sidewalks.