



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: 1/5/2022
Date: 2022.01.31 09:56:31 -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 35-526 related to encouraging use of permeable, reflective materials, as well as Environmental Product Declarations (EPDs). Adds language to the Lighting section requiring dark-sky lighting for new parking lots.

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 Drainage and Surfacing edit is optional and would not have a required cost-impact. Cool pavement is approximately 30% more expensive than conventional treatments, but extends the life of the pavement.

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

The Low-Carbon Materials edit is optional and does not have a cost impact.

UDC 2021 Proposed Amendment

Amendment 18-3**Applicant: Office of Sustainability****Amendment Title** – ‘Sec. 35-526 – Parking and Loading Standards.’**Amendment Language:**

(f) **Construction and Maintenance.** Off-street parking facilities shall be constructed, maintained and operated in accordance with the following specifications:

- (1) **Drainage and Surfacing.** Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt and maintained in good condition free of weeds, dust, trash and debris, and utilize permeable materials and/or green infrastructure if appropriate. To help mitigate Urban Heat Island (UHI) impact, cool pavement asphalt treatments or concrete with a solar reflectivity of at least 33% is encouraged.

- (4) **Lighting.** Facilities shall be arranged so that the source of light is concealed from public view and from adjacent residential properties and does not interfere with traffic. Fixtures shall be Dark Sky-compliant to reduce light pollution, provide better lighting quality, decrease energy consumption, improve the health and well-being of residents and visitors, protect wildlife and plant life, and decrease unsightly and dangerous glare. All lighting shall utilize appropriate color temperature not to exceed 3000° Kelvin and comply with Section 35-339.04(F)(12).

- (10) **Low Carbon Materials.** Low-carbon materials are encouraged, as these materials are less carbon intensive than traditional materials and can be identified by evaluating material Environmental Product Declarations (EPDs).
