



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

### ***Part 1. Applicant Information***

Name: Sabrina Santiago Organization (if applicable): City of San Antonio-PWD  
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Phone: 210-207-0182 Email: sabrina.santiago@sanantonio.gov  
Signature: Razi Hosseini Digitally signed by Razi Hosseini  
(Include title if representing a governmental agency or public/private organization) Date: 2022.02.01 09:23:01 -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)***

Appendix F, Section 35-F-141 proposed amendments provides minor updates to federal references i.e. FEMA and USACE.  
This section's proposed amendments also provides guidance for construction trailers for private or public projects that are proposed in  
FEMA floodplain. This amendment is to be in line with FEMA's minimum standards in order to maintain our CRS rating for the community.

## 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.

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## 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.

Section 35-F141 proposed amendments are generally updating references to federal agencies as well as to provide  
guidance for construction trailers for private or public projects to be in line with FEMA's minimum standards. This is already in practice  
it just needed to be codified.

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## *UDC 2021 Proposed Amendment*

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**Amendment 27-38****Applicant: Public Works****Amendment Title** – ‘Sec. 35-F141 – General Standards.’**Amendment Language:**

- (a) In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy (see [the FEMA and/or U.S. Corps of Engineers Flood Proofing Regulations](#)).
  - (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage (see the [FEMA and/or United States Corps of Engineers Flood Proofing Regulations](#)).
  - (3) All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage (see the [FEMA and/or United States Corps of Engineers Flood Proofing Regulations](#)).
  - (4) All new construction or substantial improvements shall be constructed with electrical and mechanical equipment [elevated or floodproofed to](#) at a minimum of one (1) foot above the regulatory floodplain elevation.
  - (5) All new and substantial improvements [shall be constructed with](#) toilets, sinks, showers, water heaters, pressure tanks, furnaces, and other permanent plumbing installations [elevated or floodproofed to](#) ~~shall be installed at~~ a minimum of one (1) foot above the regulatory floodplain elevation ~~or floodproofed~~.
  - [\(6\) All construction trailers, for private or public projects, shall be anchored to withstand hydrostatic and hydrodynamic forces, if placed in the effective 100-year floodplain or otherwise placed outside of the effective 100-year floodplain by the contractor\(s\).](#)
  - [\(7\)](#) ~~(6)~~ All new and [improved portions of](#) ~~substantial improvements~~ water supply systems shall be designed to San Antonio Water System standards to minimize or eliminate infiltration of floodwaters into the system and discharges from the systems into floodwaters.
  - [\(8\)](#) ~~(7)~~ [All new and improved portions of](#) sanitary sewage systems shall be designed to city sanitary sewer standards to minimize or eliminate infiltration of floodwaters into the system and discharges from the systems into floodwaters.
  - [\(9\)](#) ~~(8)~~ On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. Waste disposal systems shall be located above the regulatory floodplain surface elevation.
  - [\(10\)](#) ~~(9)~~ Filling or the disposal of any materials which will diminish the water flow capacity of any waterway or floodplain defined by this ordinance must be compensated with remedial action. Anequal amount of storage volume must be created in another location of the same SFHA to compensate for the storage capacity lost.
  - [\(11\)](#) ~~(10)~~ Floodplain engineering procedures and requirements within FEMA or United States Corps of Engineers official flood prone areas shall conform to the engineering criteria of this section.