



## ***UDC Update Request Application for External Parties*** ***(neighborhoods, external agencies, stakeholders, etc.)***

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

Name: Deborah Reid Organization (if applicable): Greater Edwards Aquifer Alliance

Address: [REDACTED]

Phone: [REDACTED]

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Signature: Deborah Reid

Digitally signed by Deborah Reid  
Date: 2020.04.22 16:50:53 -05'00'

Date: April 22, 2020

(Include title if representing a governmental agency or public/private organization)

### ***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)

### ***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)***

These recommendations update policy and principles to reflect current scientific understanding of water quality and the importance of stream tributaries and headwaters in reducing flood risk.

They would strengthen technical criteria by requiring a baseline of on-site detention to address moderate storms, as well as requiring calculations to account for routine error.

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## *UDC 2021 Proposed Amendment*

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**Amendment 14-5****Applicant:** Greater Edwards Aquifer Alliance**Amendment Title** – ‘Appendix H – Storm Water Design Criteria Manual. Chapter 2 – Drainage Policy’**Amendment Language:**

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## 2.2 - Statement Of Policy

The purpose of this manual is to provide adequate measures for the retention, detention, and distribution of storm water in a manner that minimizes the possibility of adverse impacts on both water quantity and water quality during development. Innovative runoff management practices designed to meet the provisions of this manual, enhance the recharge of groundwater, and maintain the function of critical environmental features are encouraged. The city recognizes that watercourses, and their associated watersheds, within the City of San Antonio's jurisdiction represent significant, irreplaceable, recreational, and aesthetic resources and contribute to the economic and environmental health of the city. As all of these watersheds are susceptible to concentrated surface water runoff, disturbance of wildlife habitat, non-point source pollution, and sedimentation **development activities** they should be developed in a sensitive and innovative manner [to address these concerns](#).

This manual implements the following policies of the master plan (Section 121 of City Charter, Resolution 97-05-01 approved May 14, 1997, Ordinance 86100 approved May 29, 1997):

- Natural Resources, Policy 1d: Encourage retention of the 100-year floodplains as natural drainageways without permanent construction, unnecessary straightening, bank clearing, or channeling.
- Natural Resources, Policy 1d: 2. Adopt strong storm water management practices throughout the drainage area which include site specific measures such as:
  - [Protection of tributaries including their headwaters](#);
  - On-site storm water retention and detention;
  - Reduction in impervious cover;
  - Natural bank contouring;
  - Floodplain preservation and buffering;
  - Preservation of riparian habitat;
  - Storm water harvesting sites for reuse purposes.

Urban Design, Policy 1g: Prepare design and construction policies and standards for utility and transportation infrastructure, capital improvement projects, public facilities, and development projects that reinforce neighborhood centers and provide diverse, pedestrian-friendly neighborhoods.

If principles cannot be met, please visit with the Director of TCI or his authorized representative.

## 2.3 – Purpose

Listed below are a few guiding principles to consider while developing drainage for the project site:

- Preserve floodplain and riparian buffers [and their ecological functioning](#).
- Enhance the health, safety, and welfare of its citizens with multi-use facilities.
- Develop cost effective solutions.
- Develop drainage facilities for easier or reduced maintenance.
- Enhance recharge [and water quality within streams and rivers](#).
- Minimize impacts to existing drainage facilities.

## 2.4 - Basic Knowledge

Prior to designing any project, the design engineer should gather and examine existing information of the project area within the watershed under consideration. From this information the design engineer can then determine if the upstream area will impact the project site or if the proposed development will impact existing downstream drainage systems or structures.

## 2.5 - Planning

The planning of a project should consider the guiding principles stated above. There are many other guiding principles to consider during the planning of a development or a capital improvement project, including integrated planning by engineer, architect, landscape architect, and other applicable professionals to maximize multi-use features and on-site storm water management performance.

## 2.6 - Technical Criteria

The storm drainage planning and design should follow the criteria within this manual.

The following ~~two~~ items should be considered during the design process.

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- 1) Diversion of storm water away from the natural watercourse will not be allowed, except within the property boundaries controlled by the developer under the following conditions: a) The storm water is returned to its natural flowing watercourse prior to leaving the developer's property, b) For watersheds greater than twenty (20) acres, a timing analysis of the existing and diverted hydrograph must be performed to confirm that the peak flow rate has not been increased at the point that it reenters the watercourse, as a result of the diversion.
- 2) All developments shall provide adequate [and appropriate](#) drainage outfall at the lower end of the site into an existing street, alley, drainage, easements or right-of-way, or to the centerline of an existing natural drain. Where a proposed street, storm drain, or open channel does not discharge into a natural low or into an existing adequate drainage easement, then facilities and drainage easements of adequate width — to contain the design discharge — shall be constructed and dedicated to the centerline of an existing natural low within the same watershed. However, when the natural low lies within the developer's property, the developer will only be required to plat an easement to the centerline of the natural low; provided that the easement is able to accommodate the facilities that will be built in conjunction with future development of that property.

- 3) All developments shall provide detention on site for a 25 year, 24-hour storm event that will include a water quality component to meet the standards set forth in Sec. 35-210. The water quality requirement for storage systems can be met by providing 24 hours of the WQv (provided a micropool is specified) extended detention. Features to meet this requirement may be situated throughout the site ensuring that the storm water quantity and quality leaving the site meets the requirements. The remainder of storm water required to be managed for ultimate build-out shall do so in accordance with 4.3.1.
- 4) Hydrologic runoff calculations shall be buffered with an additional 10% to accommodate site variability and data collection inaccuracies.

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