



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

Part 1. Applicant Information

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(Include title if representing a governmental agency or public/private organization) Date: 2022.02.01 12:48:15 -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 proposed change revises the adverse impact analysis requirement to provide a better way of truly analyzing for an adverse impact to the point of influence. The new approach provides more clarity and flexibility which should allow for reduced review comments.

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.

No cost impact since adverse impact analyses are already required. Could potentially reduce the extents of these studies for small commercial sites. Expect a short transition period for consultants to learn the new approach.

UDC 2021 Proposed Amendment

Amendment 27-3**Applicant:** Public Works**Amendment Title:** 'Appendix H. 4.3.1C – Adverse Impact'**Amendment Language:****4.3.1C - Adverse Impact**

To determine a significant adverse impact for the purposes of this section, the following criteria will be used to analyze the receiving storm water facilities ending at the point where one of the following criteria is met: within two thousand (2,000) linear feet of the project, to the nearest downstream RSWF, or to the nearest floodplain with an ultimate analysis accepted by the city, whichever is less.

For natural or constructed open channels

to the nearest downstream RSWF, or
to the nearest floodplain with an ultimate analysis accepted by the city, or
to the confluence of all affected watersheds from the development or MDP, or
to a point where the watershed of interest represents 10% of the drainage area or the
receiving stream or to the confluence with a larger watershed that has an area greater
than 10 square miles

For storm drain systems to the outfall into an open channel

For streets to the nearest storm drain system or stream with adequate capacity.

For lots less than three (3) acres in size, adverse impact analyses need only extend to where tributary drainage areas equal one hundred (100) or more acres.

1. The storm water surface elevation (WSE) in receiving facility [natural or improved] drainage systems within ~~two thousand (2,000) linear feet~~ of the proposed development may not be increased by the proposed development unless the increased WSE is contained within easements or rights-of-way or the receiving systems have sufficient capacity to contain the increased WSE without increasing flooding to habitable structures.
2. Ultimate development runoff at low water crossings during regulatory (five (5), twenty-five (25), and one hundred (100) year frequency) storm events must not classify the low water crossing as "Dangerous to Cross" based on Figure 4.3.1.C. If the ultimate WSE exceeds this criterion, existing ~~the~~ crossings may be improved to the standards of this chapter in lieu of providing onsite storm water control measures or paying a fee.
