



## ***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  
Address: 1901 S. Alamo St.  
Phone: 210-207-0182 Email: sabrina.santiago@sanantonio.gov  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(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)
- ☒ 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 addition of Section 4.3.9 provides new requirements for interim development conditions which applies to  
development while it is in the construction phase to ensure adequate measures  
are in place when the property is bare ground to ensure no adverse impact to downstream properties  
or infrastructure.

## 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.

This phase of construction is crucial and poses property damages in the event of large rain events. Cost neutral where there may be a minimum additional cost at the MDP phase and possibly at platting/design phase if construction phasing is necessary to mitigate impacts. There is a cost savings to the city from reduced enforcement and citizen complaints. This will also reduce the cost to developments that could be shut down for a stop work order while stormwater mitigation measures are put in place.

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## *UDC 2021 Proposed Amendment*

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**Amendment 27-4****Applicant:** Public Works**Amendment Title:** 'Appendix H. 4.3. – Regional Storm Water Management Program (RSWMP)'**Amendment Language:****4.3.9 Interim Conditions**

Increased storm water runoff rate and volume, and possibly other adverse drainage impacts might arise during interim conditions due to changes in infiltration rate and runoff flow characteristics associated with construction activities. In some cases, the interim condition might create more storm water runoff than either pre- or post-construction conditions. As such, all proposed development and redevelopment must consider and, may not cause an adverse impact during the interim construction phase or phases. Interim conditions analysis is not required at the MDP stage of development.

Interim conditions must be analyzed and mitigated, if necessary, for the following conditions:

Where new or re-development abuts existing public or private infrastructure

When detention is proposed to meet the requirements of the RWSMP

For all sites less than one (1) acre that are not part of a larger overall development plan with an approved Stormwater Management Plan

In the Infill Development Zone or

On a case by case basis where a previous Master Development Plan SWMP was approved and Appendix H criteria have been revised.

Applicants must estimate interim condition peak flow ( $Q_{interim}$ ) by using the appropriate interim conditions SCS Curve Number (Table reference TBD) or Rational Method C factor (Table reference TBD).  $Q_{interim}$  shall be calculated for the appropriate design storm as per the system criteria in Section 4.3.2. The applicant must provide supporting analysis including construction phasing plan(s) and/or temporary mitigation plans that prove no adverse impact will be created due to interim conditions. Include the pertinent construction phasing notes on the construction plans. Reference Appendix A.