



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

Part 1. Applicant Information

Name: Sabrina Santiago Organization (if applicable): Public Works Department
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Signature: Razi Hosseini Digitally signed by Razi Hosseini Date: 2022.02.01 09:25:08 -06'00' Date: 1/26/2022
(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 proposed amendments to Sec. 35-673 of the UDC is intended to provide flexibility in the design of LID components for projects where LID is required i.e. in the RIO overlay districts, for offsite treatment. This would be beneficial to owners/developers where the proposed improvements on the project site are constrained by the overall size of the site. The additional proposed amendment for this section will address the acute point source pollution such as dog parks, dumpster pads, etc. and design requirements for treatment.

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.**

There will not be a cost impact as a result of these proposed amendments for Sec. 35-673. The said amendments are in line with the intent of the City adopted LID Manual as well as the RIO overlay districts. The amendments are providing the developers/owners flexibility in the design to treat offsite runoff that drains through the potential project site rather than treating onsite to allow more buildable area where site's are constrained by size.

UDC 2021 Proposed Amendment

Amendment 27-44**Applicant: Public Works****Amendment Title – ‘Sec. 35-673. - Site Design Standards.’****Amendment Language:**

This section focuses on the design concepts for an individual site and helps create a cohesive design that recognizes the unique opportunities of developing a site near the [San Antonio River](#) or [San Pedro Creek](#). These include building placement, orientation and setbacks, and the design of the outdoor space.

- (c) **Topography and Drainage.** The natural contours of occasional hillsides and river or creek banks contribute to the distinct character of the San Antonio River and San Pedro Creek and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls. Sites abutting the creek must comply with subsection 35-673(c)(8) San Antonio River Authority Consultation.

- (8) **San Antonio River Authority Consultation.** Consultation with the San Antonio River Authority regarding direct access adjacent to the San Antonio River and San Pedro Creek within RIO-1, RIO-2, RIO-4, RIO-5, RIO-6, and RIO-7, landscaping and maintenance boundaries, and storm water control measures as required in Sections 35-672, 35-673, and 35-678, as applicable, is required prior to a submission for a certificate of appropriateness from the Office of Historic Preservation or plat approval, as applicable, to allow for review and comment by SARA for properties that fall within the RIO Overlay District as defined in UDC 35-338. This section shall apply to newly developed properties and redevelopment of properties.

- C. **Storm Water Management Directly Adjacent to the River or Creek.** Developments shall manage site storm water through [Low Impact Development \(LID\)](#) components consistent with section 35-210 of this chapter and shall also comply with the following:
- i. Storm water runoff shall pass to the river through discharge pipes or outfalls that are below water level or through an approved LID feature. Overland flow onto the park is discouraged and shall be reviewed on a case-by-case basis. Modification of this subsection shall require approval by SARA and the director of ~~transportation and capital~~ [Public Works improvements](#), or their designee;
 - ii. Open concrete chutes shall be prohibited;
 - iii. Runoff from pools or other non-storm water producing sources shall be treated prior to discharging into the river or creek.

- iv. Runoff from potentially acute sources of pollutants, such as dog parks, dumpster pads, or oil/grease containers shall be treated for total suspended solids (TSS) and the associated pathogens, oil/grease, and/or heavy metals appropriate for the pollutant source prior to discharging into the river or creek, or prior to discharging into an untreated storm drainage system that flows into the river or creek.
- v. Runoff from the developed site should generally be given preference for treatment. The director of Public Works or his designee may, on a case by case basis, approve treatment of offsite runoff instead of or in combination with onsite runoff. In this case, the design rainfall depth is increased by 10% for all offsite runoff. Offsite treatment must occur within the RIO district. Reference Section 35-210(g)(2) for LID performance standards. Runoff from potentially acute onsite sources of pollutants must be treated, per 35-673(c)(8)(C)(iv), even in cases where treatment of offsite runoff is allowed.
