



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on proposed amendments to the Unified Development Code submitted by the San Antonio Housing Commission .

SUMMARY:

Briefing on proposed amendments to the Unified Development Code amendments submitted by the San Antonio Housing Commission.

BACKGROUND INFORMATION:

Development Services Department opened the 2021 Unified Development Code amendment cycle on October 1, 2021. On January 26th, Neighborhood and Housing Services Department (NHSD) submitted seven (7) amendments on behalf of the City's Housing Commission.

Starting in February 2022 the Planning Commission Technical Advisory Committee (PCTAC), made up of 24 members (22 voting members), and consisting of industry experts like engineers,

planners, architects, and finance professionals, as well as community members, environmental and historic preservation specialists, began reviewing all amendments.

Of the seven (7) amendments received from NHSD, five (5) were supported by the PCTAC; two (2) of those approvals contained minor edits. Staff from NHSD formally withdrew one amendment, and one (1) amendment was recommended for denial by the PCTAC.

Below is a summary of each amendment and the final recommendation from PCTAC:

Amendment 23-1: Substandard Street Exception for Affordable Housing

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-2: Neighborhood Registration

- PCTAC Outcome: N/A (Withdrawn by NHSD Staff)
- Summary of Edit: Not applicable
- Other: NHSD withdrew this amendment in favor of another proposed edit to the same section of code that was submitted by the Tier One Neighborhood Coalition

Amendment 23-3: Projects providing at least 50% affordable housing units, may use the Trust for Public Land park score as an alternate method of providing parkland dedication.

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-4: Aligns definition of affordable housing to match that approved by City Council

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-5: Removes language that exclude trees in ROW from counting toward tree canopy for affordable housing projects.

- PCTAC Outcome: Recommended Denial
- Summary of Edit: Not applicable
- Other: NHSD and DSD staff edited the amendment after receiving a recommendation of denial. PCTAC voted not to reconsider the previously denied amendment. Any future changes will need to be made at the podium at Planning Commission.

Amendment 23-6: Allows for greater flexibility for the development of accessory dwelling units.

- PCTAC Outcome: Recommended Approval with Edits
- Summary of Edit: Clerical edits, corrected the re-numbering of subsections proposed for elimination.

- Other: None

Amendment 23-7: Updates definition of affordable housing in Appendix A: Definitions of the UDC.

- PCTAC Outcome: Recommended Approval with Edits
- Summary of Edit: Clerical edits (i.e. Added “AMI” as abbreviation for Area Median Income)
- Other: None

ISSUE:

All Unified Development Code amendments will be reviewed by the Planning Commission on July 13, 2022 for formal recommendation. After Planning Commission consideration, UDC amendments will be scheduled to be considered by the Planning and Community Development Council Committee of September 22, 2022 before City Council consideration in October 2022. Approved UDC amendments are effective January 1, 2023.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.