Unified Development Code

» Is Ch. 35 of City Code
» Current adopted in 2001
» Implements City’s policies on:
  > Comprehensive plan
  > Master Plan
» Includes development regulations for:
  > Subdivision platting
  > Zoning
  > Street and drainage design standards
  > Historic preservation
  > Protection of natural resources
    + Trees, aquifer, etc.
UDC Amendments

» Every 5 years

» Reasons to amend:
  > Workability and administrative efficiency
  > Eliminate unnecessary development costs
  > To reflect changes in:
    + Law
    + State of the art standards in land use planning and urban design

» Amendments can be initiated by:
  > City staff
  > Zoning commission
  > Planning commission
  > Board of Adjustment
  > Historic Design & Review Commission
  > External parties
    + Neighborhoods, businesses, etc.
  > City Council
UDC Amendments

From External Parties

» Amendments should fall in one of the following:
  > Edits - no impact to intent of provision
  > Clarification – provide ease of interpretation and understanding
    + Do not alter intent or meaning of existing provisions
  > Rule Interpretation Determinations (RIDs) – written policies on items not fully covered in UDC
    + DSD director, Historic Preservation Officer (OHP director), and Planning director

» Planning Commission may choose to sponsor amendments not meeting 3 criterion
Cost Impact Analysis

» Submitted by Councilman Manny Peláez (CD 8)
  > Review feasibility of economic impact analysis for each Unified Development Code (UDC) amendment

» UDC establishes development regulations within San Antonio

» Updated every 5 years to:
  > Increase efficiency
  > Eliminate unnecessary costs
  > Reflect changes in law
  > Reflect new industry standards

» Scheduled for City Council
  > Dec. 12, 2019
Key Topics
Cost Impact Analysis

Affordability
Complexity level of analysis
Not limit ability to submit changes
Who reviews?
Changes UDC to require cost impact statement:
- Justification for each proposed amendment

Add language to include cost impacts of proposed amendments:
- Increase
- Decrease
- No impact

Require documentation for cost impacts:
- Amendments without cost impact statement and documentation = incomplete

Removal of Jul. 1 date from Sec. 35 -311(b) for clarification
Updated Application

UDC Update Request Application

Part 1. Applicant Information
Name: ________________________ Organization (if applicable): ________________________
Address: ________________________
Phone: ________________________ Email: ________________________

Part 3. Costs for Update (check only one)
☐ Update the fee rate for the service or service category
☐ Update the fee rate for the service or service category
☐ Update the fee rate for the service or service category
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Part 4. Summary of Proposed Changes with Suggested Text (see application instructions)

1901 S Alamo Street, San Antonio, TX 78204 UDCamendments@sanantonio.gov Page 1 of 2

1901 S Alamo Street, San Antonio, TX 78204 UDCamendments@sanantonio.gov Page 2 of 2
Updated Application

Part 5. Cost Impact Statement

Section 31-11(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.
Process

- Accept amendments
- Deadline for amendment proposals
- Review by DSD
- Planning Commission Technical Advisory Committee (PCTAC)
- Planning Commission

Ensure submission complete and amendments for only Ch. 35.

Determine if “edits,” “clarifications,” or neither.

May sponsor amendments that are not “edits” or “clarifications.”

- JAN. 1
- MAY 1
- MAY
- MAY – JUN.
- MAY – JUN.
Training on approved amendments

Full analysis. Final recommendations sent to applicable Boards & Commissions.

Final recommendations sent to Committees and City Council.

PCTAC

Board & Commission Meetings

Planning and Community Development Committee

City Council

Training on approved amendments

JUN. - OCT.

NOV. - DEC.

DEC.

JAN. 1 2021
UDC
Amendments

- DSD Academy
- Community meetings
- Live streaming
- Website
- E-blasts & social media
- Surveys
- Training 2021
2020 UNIFIED DEVELOPMENT CODE UPDATE PROCESS

Presented by: Tony Felts, AICP – Policy Administrator
11.16.19