



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

18 NOV 14 AM 10:32

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TO: Mayor and City Council
FROM: Councilman Manny Pelaez, District 8
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT: Development Regulations Review - CCR
DATE: August 14, 2018

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Discussion and review of City of San Antonio development regulations and their impact on economic development

Brief Background

As San Antonio continues to undergo unparalleled growth, it is imperative that the regulations this body has placed on the design and construction of new homes, apartments, offices and commercial properties are consistently reviewed and, when necessary, improved.

Development Services Department (DSD) staff is at the forefront of this effort, utilizing tools such as the Unified Development Code (UDC) review process, Rule Interpretation Decisions (RID), Information Bulletins, and stakeholder meetings. Each of these tools plays a critical role to maintain balance and efficiency in the new construction process.

Additionally, since the last UDC amendment review in 2015, new initiatives have been created that are impacting the building community, including the San Antonio Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods, SA Tomorrow, and the Mayor's Housing Policy Taskforce (MHPT). Each of these groups is in the process of or has completed recommendations that pertain to regulations on new construction of residences and commercial properties.

Absent from these efforts however is an understanding of how regulations impact economic development and affordability in San Antonio, demonstrated by the recent report from the Mayor's Housing Policy Taskforce.



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This revelation, coupled with the introduction of new groups outside of the DSD who seek to make regulation recommendations, have placed additional pressures on the current review process and directly impact the cost and affordability of new construction at a critical time.

Therefore, I request that a comprehensive review be conducted of the UDC review process, taking into account all bodies that make development regulation recommendations, and to determine the feasibility that each UDC amendment must include an economic impact analysis.

Submitted for Council consideration by:

Councilman Manny Pelaez, District 8

Supporting Councilmembers' Signatures (4 only)

District

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