



TO: MICHAEL SHANNON, D.S.D

CC: ERIK WALSH, CITY MANAGER

RE: COST ANALYSIS FOR UDC AMENDMENTS COUNCIL CONSIDERATION REQUEST

DATE: NOV 18, 2019

Yesterday I met with representatives of the Tier One Neighborhood Coalition (“T1NC”). In attendance were Cynthia Spielman and Jordan Ghawi. It was a very enlightening meeting as it allowed me to share the rationale behind my CCR and it also gave me the opportunity to understand T1NC’s trepidation about my initiative.

Attached to this memo you will find a copy of a letter that T1NC delivered to all city councilmembers and Mayor Nirenberg last week. The concerns expressed by T1NC in their letter and in my face-to-face meeting with them are born from a sense of distrust of my intentions, distrust of DSD’s allegiances, and suspicion - - suspicion that we are engineering a way to impede public participation and/or dilute T1NC’s voice in the UDC amendment process.

Also, T1NC is concerned that the CCR, if adopted as a new ordinance, would require them to incur costs every time they were to submit a UDC amendment proposal. They imagine being required to hire a professional (e.g. an economist or an engineer) to develop an acceptable cost analysis report. They also fear that the process might require them to compile and submit documents and data that they have never been required to compile in the past.

Some T1NC members believe that my CCR was drafted with developers’ best interests in mind. They worry that the CCR’s end result will be the creation of a cost-savings or profitability lens through which all amendments will be considered at the exclusion of other considerations like public safety, health, sustainability, etc. T1NC’s letter specifically warns that they “*object to the idea that development costs should **only** be viewed thru the lens of profitability...*” (emphasis mine). During our meeting, T1NC expressed the same concern - - that the lens would be the only lens used to judge the merits of a UDC amendment. Please note that “only” is an important word that came up in the meeting, the letter, and the numerous emails I have seen.

The purpose of this memo is to remind you that:

1. My CCR was not and is not intended to discourage public participation or dilute T1NC's input. I do not support a change to the UDC amendment process which would serve to make it more difficult for stakeholders to engage in the UDC amendment discussion by creating a threshold hoop through which T1NC and others would have to jump in order to suggest a UDC amendment.
2. I will not support any change to the process that would result in requiring T1NC or any non-developer stakeholder to incur costs for creation of an economic analysis (e.g. professional fees paid to an economist).
3. I do not support any changes to the UDC amendment process that would create a lens that would scrutinize amendments **only** on the basis of cost or profitability at the exclusion of considerations for health, safety, sustainability, etc. If anything, I would insist that we redouble our efforts to always consider health, safety, sustainability, and equity before bringing any changes or new policies to city council.

I hope this memorandum is helpful as you proceed with updating your processes and giving effect to my CCR.

Let me know if you have any questions or comments.

A handwritten signature in black ink that reads "Manny Pelaez". The signature is written in a cursive, flowing style.

COUNCILMAN MANNY PELAEZ



TIER ONE NEIGHBORHOOD COALITION

Tier One Neighborhood Coalition (T1NC) is a laterally aligned group of San Antonio neighborhoods organized to advocate and work for appropriate development, as well as other important issues that affect our communities, and to promote communication, cooperation, education, and support among neighborhoods.

Contact t1nc.sat@gmail.com or visit T1nc.org or mail to P.O. Box 12337, San Antonio, TX, 78212

November 14, 2019

Mayor Ron Nirenberg
City Council Members
City Manager Erik Walsh

via email: Ron.Nirenberg@sanantonio.gov
via email: various
via email: erik.walsh@sanantonio.gov

Re: CM Pelaez CCR Requiring an Economic Impact Analysis

Dear Mayor, Council Members and Mr. Walsh,

The Tier One Neighborhood Coalition Steering Committee members have been preparing themselves and the members of our coalition to participate in the upcoming 2020 UDC Amendment Review process. As our neighborhoods have direct experience in the effects that the city's planning, zoning and building codes have on our built environment and our communities, we have a significant stake in how these codes are amended. We have been encouraged by the Director of the Development Services Department, Michael Shannon, as well as other city staff to put forth amendments to help clarify language in some cases and to amend the code in others.

Unfortunately, at the Planning Commission and Technical Advisory Committee meeting on October 21st, we became aware of a new requirement that is being considered which would require all persons/entities that are submitting amendments to the UDC include an Economic Impact Analysis. This is as a result of a CCR that CM Pelaez submitted last November. While on the surface this seems to be a prudent and reasonable consideration, the current proposal coming out of the Task Force and subsequently amended by the PCTAC and approved by the Planning Commission would put an undue burden on citizens and community groups wishing to submit any code amendments or participate in the 2020 UDC updates.

Most citizens, neighborhood associations, and other community organizations do not have the resources to provide an economic impact assessment. This is an unreasonable burden to place on your engaged and concerned constituents. The UDC review process should be inclusive and accessible by all of our citizens as it has been in the past.

We also object to the idea that development costs should only be viewed thru the lens of profitability and do not include a consideration of the “cost impact” to our residents and communities. This results in a very narrow interpretation of regulatory cost impacts.

Please stand up for public citizen participation and fairness by voting against the Development Regulations Review CCR.

Sincerely,

T1NC Steering Committee

Tier One Neighborhood Coalition Steering Committee

Cosima Colvin
Christine Drennon
Liz Franklin
Tony Garcia
Jordan Ghawi

Mary Johnson
Ricki Kushner
Margaret Leeds
Alan Neff
Velma Pena

Monica Savino
Anisa Schell
Cynthia Spielman
Amelia Valdez
Theresa Ybanez