

RESOLUTION NO.

18-07-09

ADOPTING THE SA TOMORROW SUSTAINABILITY PLAN AS A COMPONENT OF THE CITY'S MASTER PLAN.

WHEREAS, the City Council initiated a comprehensive community-based planning process to update the City's existing Comprehensive Plan to help meet the changing goals and needs of San Antonio residents; and

WHEREAS, SA Tomorrow develops a long range plan for development of the City of San Antonio through three coordinated plans consisting of the Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan, all elements of the Master Plan of the City; and

WHEREAS, the City Council adopted the "Mission Verde" Sustainability Strategy on February 4, 2010, by Resolution 2010-02-04-0007R; and

WHEREAS, the City created the SA Tomorrow planning initiative, integrating the Comprehensive, Transportation, and Sustainability planning programs, ensuring compatibility across planning efforts and enhancing opportunities for implementation of the resulting documents' goals and policies; and

WHEREAS, the SA Tomorrow interactive website was used to make planning studies, calendar of events, and draft plan documents available to the public throughout the planning process; and

WHEREAS, the draft Sustainability Plan document has been available to the public and to City officials since May 2, 2016; and

WHEREAS, the Planning Commission and City Council have been briefed on the draft Sustainability Plan document, have held work sessions to identify needed edits, and have considered public comments and proposed changes to the draft documents; and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be adopted and amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 27, 2016 to consider adoption of the SA Tomorrow Sustainability Plan; and

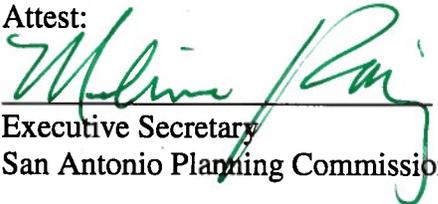
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The SA Tomorrow Sustainability Plan is hereby adopted, with the deletion of GB10 and NR2 in their entirety, with all other staff-recommended revisions, as a component of the City's Master Plan by the Planning Commission of the City of San Antonio.

SECTION 2: The draft Sustainability Plan was made available through the Planning Commission online agenda. All revisions adopted by the Planning Commission are attached as "Attachment A" and made a part hereof and incorporated herein for all purposes.

PASSED AND APPROVED ON THIS 27th DAY OF JULY 2016.

Attest:


Executive Secretary
San Antonio Planning Commission

Approved:


Marcello Martinez, Chair
San Antonio Planning Commission



Proposed Sustainability Plan Changes Document

As adopted by Planning Commission

July 27, 2016

Prepared by:

Office of Sustainability



How to use this document

Contained in this document are all significant proposed language and text changes to the San Antonio's Draft Sustainability Plan dated April 2016. Proposed additions are noted in blue underlined text; proposed deletions in ~~strike through red~~.

Introduction

p.2 New development downtown and at our fringes, more traffic, reduced air quality, increasing rents and housing prices, pressure on our historic resources, and a changing climate are just some of the things we see occurring today.

Implementation

p.12 The SA Tomorrow Sustainability Plan will be updated every ~~three to~~ five years to address changing social, environmental, and economic opportunities, challenges, and priorities.

Food System

p.17 What is a Food Desert? The SA Tomorrow Sustainability Plan defines a Food Desert as an area of the community where low-income residents are more than ~~½-1~~ mile from a full-service grocery store, supermarket, farmer's market, or other healthy food outlet.

p.17 State of Food System by the Numbers: ~~31%~~ 32% of low-income San Antonians ~~live~~ lived in a food desert ~~as of 2014~~ in 2010

p.18 FS1 Strategy: Enhance and expand existing farm to school programs and initiatives.

Green Buildings & Infrastructure

- p.21 GB2 Description: This [strategy will work with stakeholders to develop and pilot a program that will save energy in building operations by reducing related costs and environmental pollution through tracking and analyzing a building's energy use and sharing results. The program will provide necessary resources to building owners to access utility data.](#)
- p.21 GB4 Description: Working with partner organizations, a program of financial incentives and technical assistance will be developed for property owners of existing buildings to reduce the upfront costs and payback period of energy efficiency, resiliency, and other performance enhancing retrofits. [Additionally, educate the public on the benefits of adaptive reuse and preserving the embodied energy in existing buildings.](#)
- p.21 GB4 Type: [Education](#), Incentives, Programs
- p.21 GB6 Strategy: Expand education, outreach, and technical assistance associated with the low impact development (LID) voluntary program to encourage significant onsite stormwater management for all new development and substantial retrofits and to ~~establish~~ [encourage](#) LID as the standard for San Antonio.
- p.22 GB9 Description: LEDs are significantly more efficient than traditional bulbs used in streetlights. Four years ago, the City launched a project replacing existing streetlights with LEDs. To date, ~~22,560~~ [25,000](#) streetlights have been replaced with LEDs [and an additional 30,000 will be installed by mid 2018](#) out of ~~25,000 planned~~ ~~and~~ 70,000 total streetlights. This strategy aims to complete this project.
- p.22 GB10 ~~deleted in its entirety. Strategy: Evaluate and update San Antonio's Dark Sky Ordinance. Description: The current ordinance only applies to areas around military bases. An update to this ordinance could expand the reach and leverage newer technology to promote energy savings in addition to the other environmental and health benefits associated with dark skies. Type: Policy~~

- p.22 GB12 Strategy: Develop and ~~integrate a climate change~~ pilot a questionnaire in the building development review process to assess how climate change could impact new development and major renovations and encourage and provide support to developers to design their buildings to be resilient to these impacts.
- p.22 GB12 Description: The questionnaire will support the incorporation of climate change considerations into the design and review process, to help create more resilient buildings, developments, and landscapes by requesting that developers consider specific questions related to how climate change could impact their project. Education and technical support will be made available. Resources should be identified to maintain existing review and approval timelines.

Land Use & Transportation

- p.24 State of Land Use & Transportation by the Numbers:~~708~~ 612 - The miles of bike facilities in San Antonio as of 12/31/2015
- p.25 LT2 Strategy: Evaluate and assess ~~the benefit of replacing minimum existing~~ parking space requirements ~~with maximum parking space requirements in new developments~~ and identify innovative parking strategies to encourage walkability and alternative modes of transportation.
- p.25 LT2 Description: Minimum parking requirements can create excess parking and impervious cover that contribute to a car-dependent community, as well as the urban heat island effect and excessive stormwater runoff. By evaluating the existing parking requirements and identifying innovative strategies to minimize new, and maximize existing parking, San Antonio can minimize flooding, reduce heat islands, foster more walkability and promote the use of transit or bicycles.

Natural Resources

- p.28 Measures of Success: ~~Number of water bodies that meet state and federal regulations-~~% of Bexar County's Total Assessed Stream Miles that meet TCEQ Primary Contact Recreation Standards

- p.29 NR1 Strategy: Explore incentive, [voluntary](#), and [other](#) implementation programs for Low Impact Development (LID) and the development of Conservation Subdivisions.
- p.29 NR1 Description: A [voluntary](#) Low Impact Development Program and an updated Conservation Subdivision Ordinance were adopted by the San Antonio City Council in February 2016, which promote the use of Low Impact Development and conservation development practices, as well as buffer zones around valuable water or natural resources, to reduce flooding, protect water quality, and ensure they are able to deliver on their necessary ecosystem functions. [This strategy evaluates and identifies implementation opportunities.](#)
- p.29 NR2 deleted in its entirety. ~~Strategy: Develop and implement effective impervious surface standards for new development and redevelopment projects. Description: Impervious surfaces can exacerbate flooding as water is not able to infiltrate. Pervious surfaces, such as grass, soil, or porous pavement allow water to filter down through it, helping reduce the impacts of flooding. Working with stakeholders, new impervious standards should be identified to reduce flooding, improve water quality, and reduce urban heat islands. Type: Assessment, Planning~~
- p.29 NR4 Strategy: Assess and develop [new pilot programs](#), and [expand existing programs](#), to phase large commercial buildings off of potable water use for landscaping.
- p.29 NR4 Description: ~~The~~ [These](#) programs will include strategies and incentives for encouraging commercial buildings to use drought tolerant landscaping, rainwater harvesting, and recycled water from building systems for landscaping.
- p.30 NR9 Description: This strategy focuses on planting street trees in targeted urban heat island priority areas or underserved zones. [This will focus primarily on the right of way and assess incentives for private property owners in those areas.](#) Street trees have multiple benefits including shade, improved air quality, stormwater management, and increased property values. This plan will

complement the City of San Antonio's Urban Ecosystem Analysis and Urban Forestry Plan.

Public Health

p.32 State of Public Health by the Numbers:~~28%/12%~~ 29%/10.4% - The number of uninsured adults/children in ~~Bexar County~~ the City of San Antonio in 2014.