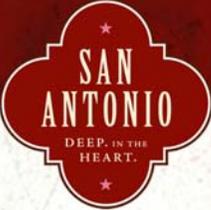


CITY OF SAN ANTONIO
2015 UDC Update Program

Development Services Department
Planning Commission Briefing
December 16, 2015

LID/Conservation Subdivision Background



- **May, 2015**
 - **Amendments Submitted by SARA**
 - **Partnership between SARA and the City**
 - **Considered to be an internal amendment**
- **May through November**
 - **Stakeholder meetings**
 - **TAC meetings**
 - **Revisions**
- **November 23, 2015**
 - **Approved by TAC**

1

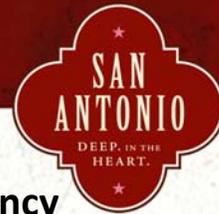
LID/Conservation Subdivision Background



- SARA conducted extensive stakeholder workshops and incorporated stakeholder feedback into the proposed amendment
- LID and Conservation Subdivision are voluntary development options and both have incentives built- in
- LID is new; Conservation Subdivision is updated

2

Conservation Subdivision



- Conservation Subdivision amendments update the UDC for clarity and consistency
- Clarifies restrictions, eligibility, and incentives
- Clarifies maintenance and ownership of Conservation Areas
- Continues to keep Conservation Subdivision as a *voluntary* development option

3

LID (Low Impact Development)



- **New section of the UDC to allow a *voluntary* development option to incorporate Low Impact Development features to preserve water quality**
- **Provides for development incentives and oversight of the LID option including maintenance, review, and compliance**
- **All reviews and enforcement will be City functions, with input from San Antonio River Authority**

4

LID/Conservation Subdivision



- **Next Steps**
 - **December 16, 2015**
 - ❖ **Planning Commission Briefing and Consideration**
 - **December 21, 2015**
 - ❖ **Board of Adjustment Consideration**
 - **January & February 2016**
 - ❖ **City Council Consideration**

5



CITY OF SAN ANTONIO
2015 UDC Update Program

Development Services Department
Board of Adjustment Briefing
December 7, 2015

Conservation Subdivision Ordinance Revision

Original City Proposed Changes

Current Provision	Proposed Change	Justification
Applicable Zoning Districts	Include FR and RD; deleted R-5, RM-5, RM-6, R-4, RM-4	Aligns with Flex Districts; deletes districts that already have considerable density & house types
No minimum size	20 acres	Need to prevent the misuse of the district for smaller parcels
50% conservation requirement	Reduce to 40% conservation requirement	Provides additional incentive to utilize pattern
No density incentives	Provide for density incentives if 40% or more of tract is conserved	Provides more incentive to utilize the pattern
Requirement for 20% of lots to abut conservation area	Delete	Provides more design flexibility
Conservation easement as only instrument of protection in favor or a land trust	Add 1) fee simple dedication through a deed in perpetuity to a state, county, municipality, or local public agency; 2) common ownership as undivided proportionate interest by the members of a mandatory HOA	Provides more options for applicants in addition to a conservation easement
Primary and secondary conservation areas	Combine into one list of criteria for conservation areas	Streamlines criteria and adds language to ensure clear criteria for qualifying areas
No accommodation for active recreation activities	Allow up to 5% or 5 acres of the conservation area to be used for active recreation activities.	Aligns with FR and RD provisions

Original City Proposed Changes

Current Provision	Proposed Change	Justification
No clarification if park dedication is still required	Clarify that park land dedication does not apply; but offers the 5% or 5 acres allowance for active recreational activities	Clarification
Landscaping, streetscape planting	Exemption of streetscape planting standards from local streets, lanes, alleys, and trails; exemption of irrigation requirements for conservation areas	Provides incentive to conserve larger natural areas.
Exemption from tree preservation	Remove exemption	Tree preservation is a desired conservation practice in this form of development
No application requirements	Provide application requirements	Necessary to determine the base line data of the proposed conservation area
No management guidelines	Provide for Management Plan Guidelines	Necessary for the alternative legal instruments of dedication to ensure conservation
No consequences for failure to maintain conservation area	Failure to Maintain Provisions added	Necessary to ensure enforcement of maintenance

3

Conservation Subdivision Changes

- The Conservation Subdivision ordinance currently exists at Sec. 35-203 of the UDC. It is proposed to leave the CS ordinance at that location, separate from the LID/NCDP because:
 - The conservation subdivision ordinance proposes requiring the preservation of many of the same areas encouraged for protection in the LID/NCDP site design elements – so the two ordinances are complimentary but not identical; and,
 - Goals of the two ordinances –open space/rural character preservation v. environmentally sensitive area protection – are similar but different enough to merit a distinction.

4

Conservation Subdivision Proposed Changes

- Permit only in G, FR, RP, RE, R-20, RD and R-6 and the ETJ (p.2, line 20)
- Establish 20 acres minimum size (p. 2, line 43)
- No longer distinguish between primary and secondary conservation areas.
- Require 40% preserved as Conservation Area (instead of 50%) (p. 2, line 39)
- Require 60% of Conservation Area be contiguous (p. 3, line 7)
- Include sliding scale density bonus in all permitted zones if 40% or 50% of total tract is preserved as Conservation Area (p. 3, Table 203-1)
- Delete 20% of lots to abut Conservation Area; insert that no lot can be farther than ¼ mile radius from Conservation Area and non-adjointing lots must have convenient access (p.4, line 15)

Conservation Subdivision Changes

- Update lot configurations allowed in permitted zones (Table 203-2)
- Add two permanent Conservation Area dedication mechanisms 1) fee simple dedication 2) common ownership of a mandatory HOA (p.10, line 31)
- Include specific conservation area management plan requirements for agricultural land, significant wildlife habitat areas, golf courses (allowed only on developed portion), and stormwater management areas. (p. 12, line 1)
 - Majority of plan requirements based upon existing guidance or planning requirements for state or federal management assistance or tax abatement.
- Prohibit paved roads, parking lots, impervious surfaces, mining, other recorded activities in Conservation Area (p. 15, line 41)

Conservation Subdivision Proposed Changes

- Allow areas which are not actively managed and meet the definition of Conservation Area within golf courses to be counted toward Conservation Area (p. 13, line 11)
- Revise the areas which qualify as Conservation Area to include high value soils, agricultural land, scenic views, LID BMPs (p.13-14, line 38)
- Revise regulated stream network buffer allowances within conservation areas to match the buffers specified in LID/NCDP (p. 13, line 48)
- Clarify application of density table to “adjusted tract acreage”(p.2, line 36)
- Remove tree preservation exemption (p.16)

Conservation Subdivision Proposed Changes

- Revised how steeply sloped areas can be counted toward Conservation Area – 75 % of slopes steeper than 15% count as Conservation Area(p. 14, line 22)
- Only 50% of Conservation Area can be stream buffers (p. 13, line 38)

Conservation Subdivision Proposed Changes

- Allow up to 5% or five acres of conservation area to be used for recreation. Golf course greens and fairways are not alternative uses of Conservation Areas. (p. 14, line 39)
- Specify that while utilities are allowed in Conservation Areas, ROW cannot be counted towards the Conservation Area (p. 3, line 6)
- Remove sewage treatment practices as alternative use of Conservation Area (p. 15, line 30)
- Clarify that park dedication does not apply (p. 16, line 5)
- Exempt conservation subdivisions from streetscape planting standards from local streets, lanes, alleys, and trails; exempts from irrigation requirements for conservation areas (p. 16, line 18)
- Remove tree preservation exemption (p. 14, line 45)

Project to Incorporate Sustainable Land-use & Storm Water Management Alternative into the UDC

Presented to City of San Antonio Planning Commission
December 16, 2015
Presented by Karen Bishop, SARA

LID Basics

A land planning and engineering design approach that

- manages runoff from small storm events on-site
- uses natural features and/or engineered features that mimic natural functions
- polishes “first flush” storm water runoff to improve quality



Slow it down.



Spread it out.



Soak it in.



Project Approach

- Offer a *VOLUNTARY* development option
 - Low Impact Development (LID)
 - Natural Channel Design (NCD)
 - Proprietary Engineered Systems
- Revisit Conservation Subdivision Use Pattern
- Eliminate Variances and Introduce Incentives
- Reference SA Region LID and NCD manuals
- Follow standard UDC amendment process

4

Timeline

- June – December 2014
 - Outreach and Ordinance Drafting
- January – May 1, 2015
 - Outreach and Final Drafting
 - Application Submission
- July – December 2015
 - TAC, Zoning Commission, BOA, and Planning Commission
- January 2016
 - City Council Committee
- February 2016
 - City Council Approval

5

Agency Advisory Panel

City of San Antonio

Attorney's Office
 City Center Development and Operations
 Development Services
 Land Development Division
 City Arborist
 Street Construction Engineering
 Subdivision Platting and Vested Rights
 Zoning
 Plan Review Division
 Field Service Division
 Building Inspections (Commercial)
 Code Enforcement
 Economic Development
 Fire Department
 Health
 Historic Preservation
 Office of Sustainability
 Parks and Recreation
 Park Landscape Design/Planning
 Park Maintenance
 Urban Forester

Planning and Community Development
 Solid Waste Management
 Transportation and Capital Improvements
 Project Delivery
 Transportation Planning
 Street Design and Landscaping
 Stormwater Engineering
 Maintenance Operations
 Sweeping Operations
 Stormwater Plan Review

San Antonio River Authority

Watershed Engineering
 Environmental Sciences
 IGCR

Bexar County

Public Works/Environmental Services

San Antonio Water System

City Public Service

TxDOT

EAA

6

Development Stakeholder Panel Representatives

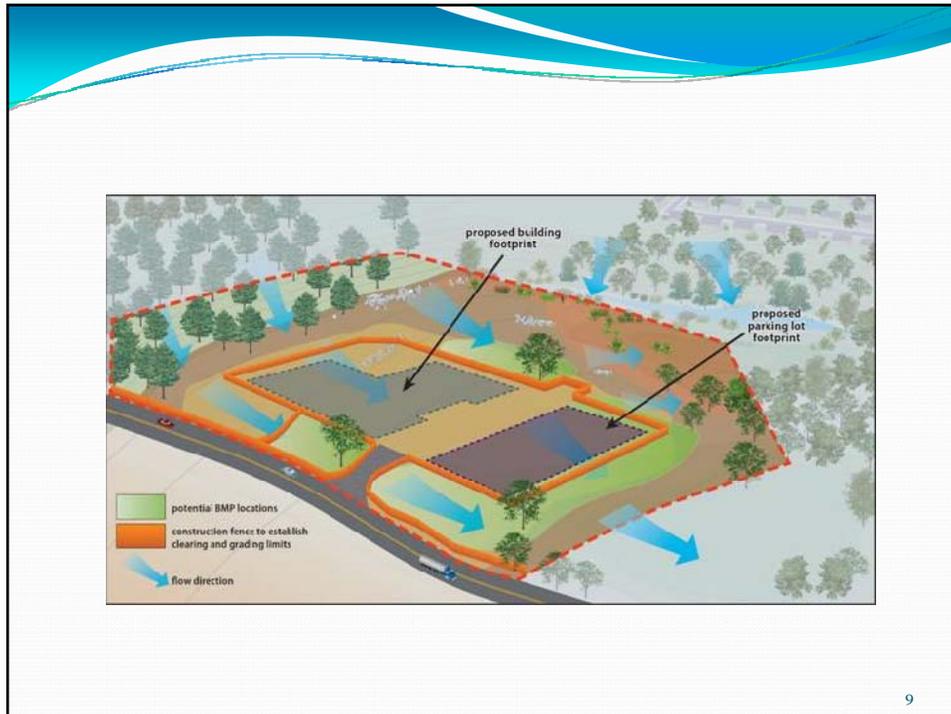
Josh Logan, TSPE	Larry Hicks, ASLA
Ray Mendez, ASCE	Ken Thomas/Billy Carlisle, WIAC
Sam Nunnally, AGC	Roger Gunderman, AWWA/WEAT
Chris Crim, PEPP	Robert Hanley, AIA/SA
Erin Bley/Linda Deatruck, Urban Land Institute	Eddie Romero/Nicole Goodman, Centro SA
Lina Lique, Build S.A. Green	Michael Maestes, ACEC
Mehmet Boz, USGBC	Jim Koenig, North SA Chamber
Tim Pruski, GSABA	Greg Gibson, RECSA, RGA
Justin Landon, SABOR	Billy Hunter, ABC
Tom Long, San Antonio Economic Development Foundation	

7

Why a more sustainable storm water management approach?

- Treat the first 1.5” of runoff
- Reduce the flood peaks
- Protect infrastructure impacted by frequent rain events





Code Content Highlights

- Falls under UDC Article II, Use Patterns (voluntary options)
- Establishes LID processing procedures
- Provides incentives and credits
- Establishes
 - application requirements
 - construction reporting requirements
 - maintenance requirements
 - Including dissolution and modification of LID/NCDP Plan

