



The Real Estate Council of San Antonio

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January 19, 2016

City Council Neighborhoods and Livability Committee
Councilman Roberto Treviño, Chair
Councilman Ray Lopez
Councilman Cris Medina
Councilman Rey Saldana
Councilman Alan Warrick
San Antonio City Hall
100 Military Plaza
San Antonio, TX 78205

RE: Neighborhoods and Livability Committee – January 22, 2016 Meeting
Agenda Item Number 5 – Low Impact Development

Dear Chairman Treviño and Committee members:

On behalf of the Real Estate Council of San Antonio (“RECSA”), I want to submit our comments on the proposed adoption of a voluntary Low Impact Development (“LID”) provision in the Unified Development Code (“UDC”). RECSA is an advocate for owners and professionals in the real estate industry in the San Antonio area. We asked our volunteers with technical and development expertise to review the proposed LID provisions. Based on our review, RECSA does not oppose a voluntary LID option in the UDC, but we are strongly opposed to a mandatory LID requirement.

In 2015 a number of UDC amendments were proposed and reviewed by City of San Antonio (“City”) staff, the Technical Advisory Committee (“TAC”), Planning Commission, Zoning Commission, Board of Adjustment and City Council. As part of the UDC amendment process, the San Antonio River Authority (“SARA”) proposed voluntary amendments related to LID. The LID amendments would create some incentives for using LID, while establishing LID standards. The TAC spent a significant amount of time reviewing and revising the original SARA proposal. As initially proposed by SARA, the LID amendments were impractical, but thanks to the hard work of the TAC, the amendments were revised and recommended for approval as a voluntary provision. Due to the time necessary to revise the LID amendments, they were not presented to City Council with the balance of revisions on December 17, 2015, but are moving forward this year.

♦ PATRON MEMBERS ♦

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Metropolitan Contracting Company ♦ Milam Real Estate Investor ♦ Moy Tarin Ramirez Engineers, LLC ♦ Orion Partners, Inc. ♦ Pape-Dawson Engineers, Inc. ♦ Plains Capital Bank
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Unintech Consulting Engineers, Inc. ♦ Vickrey & Associates, Inc. ♦ The Weitzman Group / Cencor Realty ♦ Whiting-Turner ♦ Yantis Company

The Neighborhoods and Livability Committee will be reviewing the LID amendments at your January 22, 2016 meeting. The amendments are moving forward from TAC as an option under the UDC. Although members of the engineering community and real estate industry have raised concerns about any form of mandatory LID requirement, RECSA is not opposed to an optional LID provision. Any mandatory LID requirement would necessitate a full review by stakeholders.

Please do not hesitate to contact me at 210-856-3132 to discuss our concerns. RECSA President-Elect Cynthia Stevens will be present at your meeting to address any questions that you may have regarding our position on LID.

Sincerely,

By: _____


Brian Biggs

President

Real Estate Council of San Antonio