



City of San Antonio

Legislation Details (With Text)

File #: 16-1062

Type: Staff Briefing - Without Ordinance

In control: Zoning Commission

On agenda: 1/19/2016

Title: Consideration of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and to add provisions to the Code to allow for Low Impact Development (LID).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Amendments

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez, AICP, CBO

COUNCIL DISTRICTS IMPACTED: All

SUBJECT:

Low Impact Development and Conservation Subdivision Unified Development Code Amendments

SUMMARY:

Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code (UDC), adding Low Impact Development (LID) as a voluntary site design option and updating the existing Conservation Subdivision regulations.

BACKGROUND INFORMATION:

As a part of the 2015 UDC Amendments, the San Antonio River Authority (SARA) submitted amendments on May 1, 2015 to change the UDC by adding LID as a voluntary site design option as well as updating the Conservation Subdivision regulations. SARA submitted the amendment after extensive public outreach, coordination with several City Departments, and stakeholder consultation.

The Planning Commission’s Technical Advisory Committee (TAC) considered the LID and Conservation Subdivision amendments on several different occasions between July and November. On November 23, 2015, the TAC recommended approval of the amendments.

The Board of Adjustment, Planning Commission, and Historic and Design Review Commission have recommended approval of the amendments to City Council. The Zoning Commission will also need to make a recommendation to the City Council.

ISSUE:

The LID amendments add a voluntary option for Low Impact Development which specifically allows LID features to be integrated into developments. The LID amendments also add Trees and Storm Water incentives to encourage LID development.

The Conservation Subdivision amendments modify the existing Conservation Subdivision regulations in the UDC by clarifying and simplifying the option, and adding a matrix for bonus densities associated with Conservation Subdivision developments.

Both amendments have been thoroughly vetted by both stakeholder groups and the TAC.

ALTERNATIVES:

The main alternative is to leave the Unified Development Code as it exists today, without an amendment. Not inserting the LID voluntary amendment into the UDC would result in no incentives for LID development and limit a project's flexibility with regards to low impact development. Not amending the Conservation Subdivision regulations would keep the Conservation Subdivision provisions of the UDC intact as they exist today.

FISCAL IMPACT:

There is no anticipated fiscal impact to the City's general fund or the Development Services Department's enterprise fund with this proposed ordinance other than line items already within the approved budget to provide for codification, publishing, and printing through the contract with Municipal Code Corporation (Municode).

RECOMMENDATION:

The Development Services Department recommends approval of all amendments.