



City of San Antonio

Agenda Memorandum

File Number:16-1169

Agenda Item Number: 5.

Agenda Date: 1/22/2016

In Control: Neighborhoods and Livability Committee

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 new 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 existing 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.

Various boards and commissions were briefed on the amendments and made the following recommendations:

- Planning Commission recommended approval on December 16, 2015
- Historic and Design Review Commission recommended approval on December 16, 2015
- Board of Adjustment recommended approval on December 21, 2015
- Zoning Commission will consider the amendments and provide a recommendation on January 19, 2016

ISSUE:

The LID amendments add a voluntary option for Low Impact Development which specifically allows LID features to be integrated into developments. LID is a storm water management approach which aims to increase water quality. LID components include

- Treating the first 1.5 inches of storm water
- Reducing flood peaks

- Using natural features and engineered solutions that mimic natural features
- Examples include bioswales, vegetated filters, permeable pavement, and sand filters
- Offering development incentives to incorporate LID features
- Enforcement and review are city functions with SARA input

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 and that the amendments be sent to the full City Council for approval at the February 11 City Council meeting.