

**CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Members of the Technical Advisory Committee

FROM: Roderick Sanchez, AICP, CBO, Director
Planning & Development Services

COPY: T.C. Broadnax, Assistant City Manager

SUBJECT: UDC Amendments

DATE: September 28, 2009

Summary

A proposed amendment to Chapter 35 of the City Code, the Unified Development Code ("UDC"), relative to tree preservation in environmentally sensitive areas as part of the Camp Bullis implementation initiatives.

Background:

The proposed amendment increases the tree preservation requirements in environmentally sensitive areas. For the purposes of tree preservation, environmentally sensitive areas shall include steep slopes and a riparian buffer outside of the regulatory floodplain.

The Planning and Development Services Department (PDSD) staff coordinated efforts for this initiative between the City Manager's Office, CIMS, City Attorney's Office, Office of Military Affairs, Bexar County, U.S. Army, Texas Parks and Wildlife (TPWD), USFWS, City Council Districts 8 and 9 and a tree stakeholder taskforce. In addition to the development stakeholders, an interagency team consisting of City departments and the Army and chaired by a Deputy City Manager reviewed the ordinance in the context of the Camp Bullis implementation initiatives on a biweekly basis.

To elicit feedback and discuss workability, staff met with the tree stakeholder taskforce in August and September 2009 as well as with the P&DSD Development Process Taskforce and the Real Estate Council of San Antonio.

Issue

The proposed amendment accomplishes the following:

- Increase tree preservation requirements on slopes greater than 20% grade.
- Increase tree preservation requirements in a riparian buffer of 30 to 60 feet beyond the regulatory floodplain.

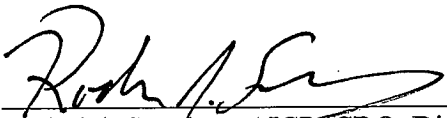
Unlike the existing requirements for preservation in the floodplain, preservation in these environmentally sensitive areas can be credited toward the preservation requirements for the balance of a site. To further encourage preservation of floodplains and environmentally sensitive areas in a natural state, mitigation will not be permitted. The variance process is available where a development site does not lend itself to strict adherence with these requirements.

Fiscal Impact

No impact to the City of San Antonio if the staff recommendation is adopted.

Recommendation

Staff requests that the Technical Advisory Committee provide a recommendation to staff on the UDC amendment. Staff will forward the recommendation of the TAC to the Zoning Commission for consideration.



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