

# Planning & Development Services

June & July 2009  
1901 S. Alamo  
San Antonio TX 78204  
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[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

## Stage 3 Water Restrictions & Compliance with UDC



Stage 3 water restrictions begin when the Edwards Aquifer level reaches 640 feet. Full details of Stage 3 restrictions are available on San Antonio Water System's (SAWS) website at :  
<http://www.saws.org/conservation/aquifermgmt/stage3.shtml>

Since these restrictions permit watering of newly planted landscapes only with a variance from SAWS' conservation department, the department understands the completion of a project and issuance of a Certificate of Occupancy could be delayed by the placement of landscaping. In order to assist customers in compliance with Stage 3 water restrictions, Planning and Development Services will issue a commercial Temporary Certificate of Occupancy for ninety days at no cost in cases where the landscaping is the only outstanding final inspection. For residential projects, the Temporary Certificate of Occupancy will be issued for one hundred twenty days. Please

note, if any other items are pending, then the normal process and fees apply. It is required for siltation fencing to remain in place to prevent soil erosion should a large rain event occur in the area.

## ICC/IBC Committee Appointment

Mike Shannon, PE, Development Services Engineer recently was appointed to the International Code Council (ICC) International Building Code – Fire Safety Committee (IBC-FS) for the upcoming 2009/2010 Code Development Cycle. The ICC is a membership association dedicated to building safety and fire prevention that develops the building related safety codes used to construct residential and commercial buildings, including homes and schools. The City of San Antonio's currently adopts almost all of the ICC building related safety codes to help ensure that our City's buildings meet national consensus safety codes. As a member of the IBC-FS committee, Mr. Shannon will be tasked with reviewing and voting on a proposed code changes at the national level related to the building and fire safety regulations for building construction. These proposed changes will become the City of San Antonio's building related safety codes of the future. Mr. Shannon's appointment to this committee brings national exposure to the City of San Antonio as a premier community that not only adopts significant building related safety codes developed by the ICC but also shows that the City is actively involved in the code development process to ensure that our building related safety codes are continuously improved. Congratulations to Mr. Shannon.



## Digital Off-Premises Sign Ordinance Review

The City of San Antonio Planning & Development Services Department has scheduled community meetings to discuss aspects of the 2007 pilot program ordinance such as message timing, sign brightness, distance requirements and take down ratios. Your comments on the previous ordinance will be considered as a new ordinance is proposed for consideration later in 2009. At the meetings, the department will have planners, inspectors and officials from the Director's office present to listen to you. The remaining meetings will be held on:

### Monday, July 6

6pm to 6:30pm Sign In and Open House  
6:30pm to 8pm Presentation and Comments  
Memorial Branch Library  
3222 Culebra

### Thursday, July 16, 2009

6pm to 6:30pm Sign In and View Maps  
6:30pm to 8pm Presentation and Comments  
The Tool Yard  
10303 Tool Yard

Updates will be posted on the Planning & Development Services Department website at <http://www.sanantonio.gov/dsd> under the new ordinances section of the page. For information on the meeting, please contact Ashley McNabb at [ashley.mcnabb@sanantonio.gov](mailto:ashley.mcnabb@sanantonio.gov), 210-207-8187. For questions on the ordinance please contact Andrew Spurgin at [andrew.spurgin@sanantonio.gov](mailto:andrew.spurgin@sanantonio.gov), 210-207-8229. For specific questions on the 13 digital signs erected through the 2007 pilot program please contact Michael Constantino at [michael.constantino@sanantonio.gov](mailto:michael.constantino@sanantonio.gov), 210-207-0159



## City Council Action Items

**June 18—Form Based Development UDC Update** - City Council passed the ordinance providing a city-wide option for developers responding to consumer trends preferring quality mixed use environments. This development pattern can be used by initiating a zoning case using the Form Based Zoning District in which the zoning site plan is adopted by City Council as part of the zoning case.

**June 18 - Grant Submission to Economic Development Administration for Electronic Plan Review Funding** - City Council passed the ordinance to apply for a grant to fund up to 50% of the cost for electronic plan review.

**June 18—Municipal Boundary Adjustment with City of Kirby**— City Council passed the ordinance with the City of Kirby to add three separate tracts of land to its municipal boundary. In exchange, Kirby agreed to release two tracts of land of the City. These municipal boundary adjustments are fiscally neutral and result in the clarification of service delivery between the two municipalities.

**June 18 - Renaming of 500 Block of Perez Street to Hardberger Way** - City Council passed the ordinance for the street name change to Hardberger Way. This action is to commemorate former Mayor Phil Hardberger's role in spearheading the process for development of the Haven for Hope Campus and his continuous support for its success.

**June 18 - Plan amendments** - City Council passed the ordinance for the South Community Plan, Pueblo Community Plan and Huebner/Leon Creek Community Plan.



## Staff Certification

Congratulations to the following staff members for certification achievement:

- Kevin Carr, ICC Fire Plans Examiner
- Jesse Solis, ICC Commercial Mechanical Inspector

## 2009 Community Development Summit

The vision for San Antonio's future will be the focus of the 2009 Community Development Summit. This year's theme, "Creating Great Places: From House to Market," sets the stage for two days of conversations regarding the interconnected nature of infrastructure, jobs, and housing conditions.

This year's Summit is an innovative joint venture of the City of San Antonio and the Urban Land Institute (ULI). This is the first time that ULI, the respected international organization, has partnered with a municipality for an event of this caliber. ULI's involvement will bring to the discussion table the perspectives of the real estate and development professionals who engage the market on a daily basis.

The Summit takes place September 16 and 17, and will include workshops, tours, and special events. Some of the highlight events this year include the presentation of a regional visioning exercise that explores San Antonio's growth patterns, the Neighborhood Commercial Revitalization Awards Ceremony, and a one-of-a-kind networking event on the evening of the 16th. The Strategic Plan for Community Development will also be updated with stakeholder feedback during the Summit. This update process includes the selection of next year's Reinvestment Plan Areas, making the 2009 Summit a critical event that every community development stakeholder will want to attend.



For session information and FAQs, please visit the Summit webpage at [www.sanantonio.gov/summit](http://www.sanantonio.gov/summit).



## May 2009 Performance Measures

### Activity

Major Plats Technical Review (Goal: 35 Calendar Days)  
 Residential Plans Review (Goal: 3 Working Days)  
 Complex Commercial Plan Review (Goal: 18 Calendar Days)  
 Inspections Performed as Scheduled (Goal: 95%)  
 Call Center Telephone Abandonment Rate (Goal: 5%)  
 Customer Service Survey Score (Scale 1-5 points—5 the highest)

### Performance

18 Calendar Days (PDSD only)  
 1 Working Day  
 10 Calendar Days  
 99% as Scheduled  
 3% Abandoned  
 4.77

## Lunch & Learn

On the third Friday of each month, Planning and Development Services offers Lunch and Learn training sessions taught by experts in their respective fields. Our Lunch and Learn sessions are free and you do not need a reservation to attend. Each session begins at 11:00 AM and lasts about an hour and a half. Please bring your lunch and join us!

**July 17, 2009 GIS and Addressing**

Our monthly Lunch and Learn schedule can be found on-line, just click on the Lunch and Learn link on the PSDS home page. Please email Jim Flood at [james.flood@sanantonio.gov](mailto:james.flood@sanantonio.gov) if you would like to suggest a topic for future Lunch & Learn programs.



## Website Tips

When pulling permits on our website for commercial projects, remember to include the suite number in the description of work if applicable. This will help our department in knowing exactly where the work is taking place, where inspections need to be performed and to ensure the proper linking of parent-child permits.

## Monthly Permit Summary

