

Planning & Development Services

May 2010
1901 S. Alamo
San Antonio TX 78204
(210) 207-1111
www.sanantonio.gov/dsd

Tree Canopy and Preservation Amendment

On May 6, 2010, City Council passed the Tree Ordinance Amendments, effective June 1, 2010. Key provisions included:

- Increase in minimum preservation from 10% to 20%
- Double mitigation from \$100/inch to \$200/inch
- Final tree canopy requirement:
 - Single-family residential = 38%
 - Multi-family and non-residential = 25%
 - CRAG are = 15%



In addition, council approved the proposed Tree Ordinance Amendments with the following modifications:

- Canopy shade value for trees in Appendix E to be credited at 90% in lieu of 75%
- Retain warranty option in the ordinance
- Staff develop planting programs to meet 40% canopy goal
- Protect heritage trees at 100% in Tree Stand Delineation method in lieu of 80%
- Allow tree credits to be used in Tree Stand Delineation Method to mitigate for heritage trees only
- Effective January 1, 2011 for schools participating in the interlocal agreement

Form Based Zoning

Form based zoning (FBZ) is an efficient and effective means to develop our city. In the past, conventional zoning focused primarily on the use of a structure with little attention to form. FBZ concentrates on how the building relates to others around it and how it affects the public realm. Therefore, if you construct a building a certain way, there should be less need to emphasize the specific use within the building. FBZ also offers flexibility in that the structure is now more adaptable to changing market conditions over time. This does not provide a mandate on architectural design, but creates standards within an area for such things as building massing, parking, streets, sidewalks and landscape design. One of the goals of FBZ is to create mixed use walk-able areas. Plans that include emphasis on public transit or shared parking areas may even decrease applicable parking requirements. Below is a brief comparison of conventional zoning and FBZ:

Conventional Zoning

- Based on *use* of property
- Changes in use require rezoning
- Applied parcel by parcel
- Zoning boundary is the property line
- No influence on adjacent buildings provided they meet the use requirements

Form Based Zoning

- Based on the *form* of the property
- Uses can change over time without a rezoning
- Applied to large study areas
- Emphasizes form of the building and public realm
- Property owners have a reasonable sense of predictability of neighboring property structure

If you have additional questions, please contact Andrea Gilles at 207-2736 or andrea.gilles@sanantonio.gov



2009 IFC & IBC Hazardous Materials Provisions

When Disaster Strikes - An Institute for Disaster Response

Mitigating disaster is a goal of each community and as part of our focus on mitigating disaster, we will feature two courses designed specifically to address disaster response and the provisions of the 2009 International Fire and Building Codes concerning hazardous materials. These sessions will be presented by fully accredited ICC instructors and experts in their industries. The course schedule will be:

June 7, 2010	2009 IFC & IBC Hazardous Materials Provisions
June 8, 2010	When Disaster Strikes -- Day 1
June 9, 2010	When Disaster Strikes -- Day 2
June 10, 2010	2009 IFC & IBC Hazardous Materials Provisions

Mr. Scott Stookey will present the 2009 IFC & IBC Hazardous Material Provisions seminar. This course addresses requirements for buildings with hazardous materials and requiring coordination between fire and building codes. This course is worth six hours of continuing education credit. The registration fee is \$150 and includes a workbook that retails for \$35.

Mr. Tim Ryan will present the When Disaster Strikes seminar. This course will provide participants with the skills, knowledge and tools to help them become Disaster Response Inspectors and teach them the ICC Disaster Response Process. The registration fee is \$225. The course is worth twelve hours of continuing education credit and begins at 8:00 a.m. and ends at 4:00 both days.

Seminar check-in will begin at 7:30 a.m. each day. Refreshments will be served during the mid-morning and mid-afternoon breaks. The deadline for a guaranteed reservation is May 28, 2010. We will accept seminar registrations up to the day of each event on a space-available basis, however we cannot guarantee a workbook will be available.

****PLEASE NOTE THE NEW SEMINAR CANCELLATION POLICY****

Book and catering guarantees are due by 4:00 on Friday, May 28, 2010. Anyone requesting a cancellation prior to 4:00 pm, Friday, May 28, 2010 will receive a full refund of their registration fees. Anyone requesting a cancellation after 4:00 pm on Friday, May 28, 2010 will not receive a refund on any part of their registration.

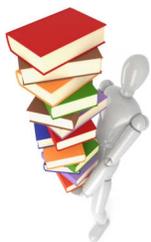
For more information please visit the website: <http://www.sanantonio.gov/dsd/sabca.asp>

Meritorious Award

The PDSI Investigation Team was honored with a Certificate of Appreciation by the City Attorney's Office for outstanding performance and excellence for the efforts and dedication to the Dangerous Assessment Response Team (DART). The following individuals received a Certificate and a "Making a Difference" pendant presented by City Attorney Michael Bernard.

- Roger Rodriguez, Sr. Electrical Inspector
- Edward Perez, Sr. Building Inspector
- Ray Herrera, Sr. Building Inspector
- Neil Jeffers, Plumbing Inspector
- Sylvia Cortez, Chief Building Inspector

Lunch & Learn



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 now 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!

May 21st: Lunch and Learn: Historic Preservation

Jun 18th : Lunch and Learn: HVAC

Our monthly Lunch and Learn schedule as well as registration for the events can be found on our website at <http://www.sanantonio.gov/dsd/lunchlearn.asp>. Please email Jim

Flood at james.flood@sanantonio.gov if you have a topic for future Lunch & Learn programs.





New Information Bulletins/Code Interpretations

The department recently posted Information Bulletins/Code Interpretations to its website www.sanantonio.gov/dsd:

IB 176—Plumbing Installation/Repairs Requiring Tunneling— the purpose of this Information Bulletin is to clarify safety provisions for under-slab plumbing repairs and installation. The IB references established OSHA standards and the City's current requirements. The IB provides additional diagrams for reference.

IB 177—Tankless Water Heater Sizing Guide— the purpose of this Information Bulletin is to recommend size guidelines for residential installation of tankless water heaters. The IB includes a chart for sizing based on the intended residential application.

Inner City Reinvestment/Infill Policy

Projects that have been approved and already have an authorization letter on file with the master building permit do not need to provide additional copies of the letter for trade permits. The trade permits need to be linked to the main AP# and if you apply for the permit online you will need to email our offices to receive the fee waiver. The email address is infillpermits@sanantonio.gov. Please provide the main AP# when in your email so the department representative can verify all associated permits are linked. If the main AP# does not have a letter on file, you will need to provide a copy to the department. Fee eligibility is explained in more detail at the following link: <http://www.sanantonio.gov/dsd/pdf/InterCityReinvestmentFeeWaivers.pdf>

Training Opportunity



Designing Walkable Urban Thoroughfares: A Context Sensitive Approach Web Briefing

Tuesday, May 25, 2010

11:00 p.m.-12:30 p.m.

Cliff Morton Development & Business Services Center, Training Room A

1901 S. Alamo Street, San Antonio

Cost: **FREE** (Sponsored by SA-APA)

Credits: 1.5 PDH/ Approved AICP Certification Maintenance (CM)

Instructors: James M. Daisa, P.E., Kimley Horn and Associates, Inc., Pleasanton, CA, USA and John Norquist Congress for the New Urbanism, Chicago, IL, USA

ITE has recently released a groundbreaking new recommended practice, Designing Walkable Urban Thoroughfares: A Context Sensitive Approach. This Web briefing will provide a detailed overview of the contents of this newly released report along with supplemental information and case studies to demonstrate real world implementation of the concepts included in this report. This report was produced by ITE and the Congress for the New Urbanism with financial support from FHWA and EPA. This Web briefing is ideal for transportation professionals including urban architects, planners, landscape architects, land use planners, street design professionals, consultants and government agencies.

At the conclusion of the course, participants should be able to:

- Identify the relationship between planning and project development in the application of CSS principles.
- Describe the relationship, compatibility and trade-offs when balancing the needs of all roadway users, adjoining land uses, environment and community interests.
- Describe the principles of CSS and the benefits and importance of these principles in transportation projects.
- Present guidance on how to identify appropriate thoroughfare types.
- Demonstrate and reference specific design criteria for thoroughfare elements that promote walkability.
- Use case studies and references as examples of CSS implementation.

If you have any questions, please contact Rebecca Paskos at 207-7816 or rebecca.paskos@sanantonio.gov



FY 2010 Performance Measures

April Performance Data:

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) 4.33

Performance

26 Calendar Days (PDSD only)

3 Working Days

14 Calendar Days

96% as Scheduled

4% Abandoned

4.33

GIS Application Training

The department will be conducting a training session on the new version of the Interactive Zoning Web Site. The training is scheduled for **June 25th**, in Training Room A at the One Stop Center, 1901 S. Alamo. GIS experts will be on hand to explain the system functionality and answer your questions. Save the date!

For reference, the URL for the one stop site is: <https://gis.sanantonio.gov/PDS/onestop/index.html>

International Code Council Mobile App

The International Code Council (ICC) has developed a free smartphone mobile application that is now available. It easy remote access to current codes, news and events published on ICC's website and items available through the ICC store. The application is compatible with iPhone, iPad, BlackBerry, Windows Mobile, and the Android. For more information, contact the ICC at <http://www.iccsafe.org/content/Pages/smartphone.aspx#>



Staff Certification

Congratulations to Michael Morales for his certification achievement as an Texas Licensed Master Plumber!

Monthly Permit Summary

