

Planning & Development Services

October/November 2009
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www.sanantonio.gov/dsd

Stage Two Water Restrictions Lifted

On October 13th, San Antonio Water System (SAWS) moved water restrictions from Stage Two back to Stage One. With the lifting of Stage Two water restrictions, Planning and Development Services is discontinuing the process of issuing a commercial 90-day Temporary Certificate of Occupancy at no cost in cases where the landscaping is the only outstanding final inspection. The department will resume its normal procedures for issuing temporary Certificates of Occupancy. Full details of Stage One restrictions are available on San Antonio Water System's (SAWS) website at:
<http://www.saws.org/conservation/aquifermgmt/stage1.shtml>



APA Award

The department recently received the 2009 APA Texas Chapter Project Planning Award for the "River North Plan." The awards program allows the Texas Chapter to promote and recognize exemplary work of planners and planning officials. The project team consisted of Patrick Howard, Nina Nixon Mendez, Andrea Gilles and Richard Milk. Planning and Development Services is quite proud of the great work achieved for the department to receive such a distinction!



UDC Updates

1. Training

Materials from the SABCA course are now available on the UDC website at <http://www.sanantonio.gov/dsd/udc.asp> which includes Mark White's materials on the overall UDC and Aaron Nathan's materials specifically on the Rough Proportionality ordinance.

2. Code Amendments

Until publication of the next UDC supplement from Municipal Code Corporation amendments to the UDC are posted on our website at <http://www.sanantonio.gov/dsd/udc.asp>. Recently adopted amendments include the Habitat Compliance Form and completion of the remaining items from the 2008 Biennial Update. Future amendments that are currently under review include the following: notification for BOA proceedings (Staff lead: Chris Looney, 207-5889); tree preservation amendments for environmentally sensitive areas (Staff lead: Thomas Carrasco, 207-0113); and building height limits for commercial and multi-family development within 100 feet of single family (Staff lead: Andrew Spurgin, 207-8229). Please contact the appropriate staff lead for more information. Proposed ordinances are featured on the Department's homepage at <http://www.sanantonio.gov/dsd> under proposed ordinance listing in the middle of the page.

3. Rule Interpretation Decisions (RIDs)

Recent RIDs include wireless communication systems, fences, SOB C of O's and pay day loans/signature loans. RIDs may be obtained at <http://www.sanantonio.gov/dsd/udc.asp> under the heading of "Code Interpretations."

Holiday Closures

Planning and Development Services will be closed for the following holidays in November:

- Veteran's Day, Wednesday, November 11, 2009
- Thanksgiving, Thursday, November 26, 2009
- Day after Thanksgiving, Friday, November 27, 2009

Our online services will be available at <http://www.sanantonio.gov/dsd>.



City Council Action Items

October 1 - Adoption of New Building Codes - City council approved amendments to Chapter 6, Buildings, and Chapter 24, Plumbing, by adopting the following building-related codes and amendments thereto: 2009 *International Mechanical Code* (IMC); 2009 *International Residential Code* (IRC); 2009 *International Building Code* (IBC); 2009 *International Existing Building Code* (IEBC); 2009 *International Plumbing Code* (IPC); and 2009 *International Fuel Gas Code* (IFGC). Further consideration is requested for amending Chapter 16, Article VII, Salvage Yards and Auto Dismantlers, to allow licensed salvage yards to accept recycled air conditioning unit parts from San Antonio licensed mechanical contractors.

October 29 - UDC Amendment, Tree Preservation in Environmentally Sensitive Areas - City Council approved an amendment to Chapter 35 of the City of San Antonio Code, the Unified Development Code ("UDC"), relative to tree preservation within environmentally sensitive areas. The objective of this ordinance is to increase tree canopy coverage in environmentally sensitive areas.

New Information Bulletins

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

IB 166—Electronic Plan Storage — the purpose of this Information Bulletin (IB) is to provide procedures and to clarify the electronic plan storage process. It contains a copy of the form needed to certify the digital submission of the final approved plans, if this option is selected by the applicant.

IB 168—Texas Alcoholic Beverage Commission Applications — the purpose of this Information Bulletin (IB) is to explain the procedures associated with obtaining a pre-qualification package for sale of alcoholic beverages within the City of San Antonio. It contains relevant City code references as well as affidavit and authorization forms. Applicants need to submit a certified survey map with distances from protected uses, complete the included affidavit, and submit a Zoning Verification Letter. If the existing Certificate of Occupancy does not include alcohol sales, a new permit application for a Certificate of Occupancy is required.

Dynamic Portal Has Moved

In an effort to enhance the customer service experience, the dynamic portal has temporarily moved to a new location while its permanent home is being developed. The portal is still accessible through the department's website, at www.sanantonio.gov/dsd under the online services tab. However, since the web address has changed, any one that has a bookmark to the portal will have to change the bookmark to reflect the new address.



Staff Certification

Congratulations to the following staff members for certification achievement:

- Vincent Trevino, Master Plumber
- Bernie Reyes, Master Plumber
- Joshua Garcia, Permit Technician
- David Rhode, Master Plumber
- James Clark, ICC Fire Plans Examiner and Disaster Response Inspector
- Pablo Luna, Permit Technician

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!

November 20, 2009 - Certificate of Occupancy

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 would like to suggest a topic for future Lunch & Learn programs.





FY 2009 Performance Measures

Full Year Average Performance Data:

Activity	Performance
Major Plats Technical Review (Goal: 35 Calendar Days)	22 Calendar Days (PDS only)
Residential Plans Review (Goal: 3 Working Days)	2 Working Days
Complex Commercial Plan Review (Goal: 18 Calendar Days)	15 Calendar Days
Inspections Performed as Scheduled (Goal: 95%)	98% as Scheduled
Call Center Telephone Abandonment Rate (Goal: 5%)	2% Abandoned
Customer Service Survey Score (Scale 1-5 points—5 the highest)	4.74

FY 2009 Permit Summary

FY 2009 NEW & EXISTING COMMERCIAL BUILDING PERMITS

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	269	271	378	348	331	226	233	422	412	307	325	153	3,675
2009 Actual	278	222	250	237	248	269	197	242	240	279	331	229	3,022
Change	3%	-18%	-34%	-32%	-25%	19%	-15%	-43%	-42%	-9%	2%	50%	-18%

FY 2009 NEW RESIDENTIAL BUILDING PERMITS

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	250	203	183	191	213	218	221	283	258	308	223	176	2,727
2009 Actual	235	136	118	140	157	187	164	174	266	233	231	206	2,247
Change	-6%	-33%	-36%	-27%	-26%	-14%	-26%	-39%	3%	-24%	4%	17%	-18%

FY 2009 TRADE PERMITS

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	4,973	4,439	3,606	4,182	4,261	4,290	4,783	4,872	5,319	4,860	4,699	2,657	52,941
2009 Actual	4,608	3,534	3,424	3,398	4,190	4,758	4,215	4,164	5,146	5,468	4,590	4,742	52,237
Change	-7%	-20%	-5%	-19%	-2%	11%	-12%	-15%	-3%	13%	-2%	78%	-1%

FY 2009 OVERALL TOTAL PERMITS

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	6,493	5,589	4,671	5,355	5,487	5,346	5,983	6,358	6,711	6,199	5,960	3,474	67,626
2009 Actual	5,786	4,488	4,274	4,222	5,209	5,921	5,274	5,308	6,441	6,770	5,928	5,927	65,548
Change	-11%	-20%	-8%	-21%	-5%	11%	-12%	-17%	-4%	9%	-1%	71%	-3%

FY 2009 ZONING APPLICATIONS SUBMITTED

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	27	24	13	26	22	27	20	24	22	34	17	13	269
2009 Actual	14	7	14	27	9	13	19	7	13	20	6	15	164
Change	-48%	-71%	8%	4%	-59%	-52%	-5%	-71%	-41%	-41%	-65%	15%	-39%

FY 2009 PLAT ACTIVITY (MAJOR AND MINOR)

Month	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
2008 Actual	48	60	42	47	42	60	32	53	65	67	48	31	595
2009 Actual	39	33	30	20	37	25	20	26	30	31	39	40	370
Change	-19%	-45%	-29%	-57%	-12%	-58%	-38%	-51%	-54%	-54%	-19%	29%	-38%