

Sec. 35-341. – "MXD" Mixed-Use District.

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(b) Use Regulations.

(1) Except for the use specified in subsection (i) below, the Use Matrix is not applicable to a mixed use district provided, however, that no building permit shall be issued unless the requested uses conform to an approved zoning site plan. A zoning site plan shall include:

A. Legal description and exhibit of the property at appropriate scale showing the area to be zoned "MXD."

B. The location of all land use categories. Categories may include single-family residential, mixed residential (one (1) to four (4) residential units per structure), multi-family residential, commercial, office, institutional, and parks/open space. Multiple categories may be designated where a lot or building is sited to include two (2) or more categories of uses.

C. The location of all existing and proposed streets.

~~(2) A "MXD" zoning site plan that does not provide for a mix of residential and nonresidential uses located within the same building or on the same lot shall not be approved.~~

~~(3)~~ (2) The zoning site plan shall be submitted with the application for rezoning to "MXD" for review by the zoning commission and approval by the city council. The approved zoning site plan shall accompany all subsequent development applications (including, but not limited to, master development plan, plats and building plans). Subsequent development applications that do not conform to the approved "MXD" zoning site plan shall not be approved.

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Sec. 35-A101. Definitions and Rules of Interpretation.

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(b) **Definitions.** Words with specific defined meanings are as follows:

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Density, maximum. The maximum number of dwelling units that may be constructed where indicated in this chapter, stated as gross density unless otherwise indicated. When calculating the number of dwelling units that may be constructed, pursuant to density limitations otherwise provided in this Code, the City will employ standard practices for rounding the number to the nearest whole number.

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Sec. 35-311. Use Regulations.

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Extended Stay Hotel/Motel or Corporate Apartment					<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	

Sec. 35-A101. Definitions and Rules of Interpretation.

(b) **Definitions.** Words with specific defined meanings are as follows:

Extended Stay Hotel/Motel or [Corporate Apartment](#). A building containing rooms intended or designed to be used or which are used, rented, or hired out to be occupied temporarily for an extended period of time by guest and where a kitchen and dining area are provided within the room or complex of rooms rented by the tenant.

Sec. 35-523. – Tree Preservation.

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(a) **Applicability.** To comply with the minimum final tree canopy cover requirements of subsection (e) an applicant shall elect either to perform a tree survey to identify trees for preservation in accordance with the provisions of this subsection below or to conduct a tree stand delineation as an alternative to the tree survey technique.

(4) **Trees Exempt.** This division shall not apply to:

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D. Trees or areas of tree canopy located in the clear vision area, as defined in the street improvement standards, [Section 35-506\(d\)\(5\), Intersection Sight Distance](#).

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Sec. 35-523. – Tree Preservation.

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(b) **Administration.** The provisions of this section shall be implemented by the city arborist under the direction of the director of planning and development services. The city arborist shall oversee regulation of the maintenance and removal of significant or heritage trees or areas of tree canopy and shall enforce and administer the provisions of this section.

The city arborist shall work closely with all city departments and governmental entities and licensees, and franchisees thereof in order to promote and ensure the maximum protection of trees by the implementation and administration of this section. City departments with which the city arborist is authorized to interact pursuant to subsection (p) of this section include, but are not limited to the following:

- (1) Department of ~~planning and~~ development services shall coordinate:
 - A. tree preservation in the review of master development plans, planned unit development plans, subdivision plats, permits and any grading filling and spoil activities when applicable.
 - B. ~~and m-~~ Maximize the preservation of tree(s) or areas of tree canopy through the implementation of the city's landscape and streetscape standards and through the approval process contained in this chapter.
- (2) ~~Public works and capital improvement management services (CIMS)~~ Transportation and capital improvements (TCI) departments shall maximize the preservation of trees or areas of tree canopy during ~~public works and CIMS~~ TCI projects for public improvements such as, but not limited to, utility installation, street construction and maintenance, drainage construction and maintenance, grading, filling, placement of soil, etc. and coordinate any projects that modify natural drainage areas in a way that negatively affects trees on private property or public property.

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Sec. 35-523. – Tree Preservation.

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(f) **Minimum Tree Preservation Requirements.** To comply with the minimum final tree canopy cover requirements of subsection (e) an applicant shall elect either to perform a tree survey to identify trees for preservation in accordance with the provisions of this subsection below or to conduct a tree stand delineation as an alternative to the tree survey technique.

(1) **Protected Tree Designations.** The significant or heritage tree designations establish a threshold trunk size, measured in diameter at breast height (DBH), for various tree species for purposes of applying the requirements of this chapter. A significant or heritage tree is defined by DBH as set forth below. Multi-trunk trees are to be measured with the largest trunk counting for full DBH inches plus 50% of the DBH sum of the additional trunks, if the tree is classified as significant. (Tree species listed below shall have at least one (1) trunk greater than five (5”) for small tree species and at least one (1) trunk greater than ten (10”) for large tree species to be considered significant). The value of the largest trunk is the value given to the small tree species listed below.

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Sec. 35-523. – Tree Preservation.

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(f) **Minimum Tree Preservation Requirements.** To comply with the minimum final tree canopy cover requirements of subsection (e) an applicant shall elect either to perform a tree survey to identify trees for preservation in accordance with the provisions of this subsection below or to conduct a tree stand delineation as an alternative to the tree survey technique.

(10) **Historic Trees.** In order to protect historic trees, as defined, the city arborist shall defer the approval of tree preservation plans to review by the historic preservation officer who shall seek the advice of the ~~historic design and review commission~~ Historic and Design Review Commission in instances where a historic tree is proposed to be removed. The commission may recommend additional replacement standards, recommend a cash payment to be deposited to the tree mitigation fund to offset the cost of future tree planting on public property, or recommend that the application for permit and tree preservation plan be denied. Provided, however that no later than thirty (30) days after the final application for removal of the historic tree was received, the historic preservation officer shall advise the applicant by certified mail, return requested, or hand delivery of his decision. The final application will be deemed approved if not acted upon by the historic preservation officer before the expiration of the thirty-day time period herein established. Such action may be appealed pursuant to section 35-481 of this chapter.

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Sec. 35-511. – Landscaping.

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(c) Mandatory Criteria.

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(6) **Irrigation.** Landscaped areas shall be irrigated with a system that is suitable for the type of plantings installed. An irrigation system will be required on projects when any one (1) of the following are used to meet the requirements of this chapter:

- A. An area greater than two thousand (2,000) square feet of new landscape; or
- B. More than ten (10) trees will be installed; or
- C. Projects which exceed four thousand three hundred (4,300) square feet of impervious surface.

If an irrigation system is not required as above, a hose bib must be installed within one hundred (100) feet of the newly installed plant material. No irrigation is required for turf areas. Where an irrigation system is required, the irrigation system shall comply with the requirements of 30 TAC Chapter 344, §§ ~~344.72—344.77~~ [344.60](#), [344.61](#), & [344.62](#). An in ground irrigation system consisting of water lines, water emitters and a controller is required to have a separate water service if the San Antonio Water System is the purveyor. In addition to the above irrigation requirements the following is required:

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Sec. 35-523. – Tree Preservation.

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(1) **Protected Tree Designations.** The significant or heritage tree designations establish a threshold trunk size, measured in diameter at breast height (DBH), for various tree species for purposes of applying the requirements of this chapter. A significant or heritage tree is defined by DBH as set forth below.

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C. Non-native Trees. Non-native invasive tree species are not protected and will be omitted from the tree survey. Non-native invasive tree species means the following tree species:

- i. Chinese Pistache (*Pistacia chinensis*);
- ii. Chinaberry (*Melia azedarach*);
- iii. Chinese Tallow (*Sapium sebiferum*);
- iv. Tree of Heaven (*Ailanthus altissima*);
- v. Salt Cedar (*Tamerix* species).
- vi. Japanese Ligustrum (*Ligustrum japonicum*).
- [vii. Nandina \(*Nandina domestica*\).](#)
- [viii. Paper Mulberry \(*Broussonetia papyrifera*\)](#)

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Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods

TREES				
Small: Fifteen (15) to twenty-five (25) Feet; Medium: Twenty (25) to Forty (40) Feet; Large: Forty (40) Feet and Higher (60'+)				
Common Name	Scientific Name	Height	Remarks	Shade Area
Anacacho, Orchid tree*	Bauhania congesta	S—M	Semi-Evergreen, tree-shrub, white flower clusters	275
Anaqua*, Sandpaper tree	Ehretia anacua	M—L	Evergreen broadleaf; white flower clusters	875
Arizona Cypress	Cupressus arizonica	M—L	Evergreen conifer; gray green foliage; pyramidal shape	875
Texas Ash*, Green Ash	Fraxinus sp.	M—L	Deciduous; fast growing	875
Ashe Juniper*	Juniperus ashei	S—M	Evergreen conifer; green foliage, females fruit	275
Bald Cypress** <u> </u>	Taxodium distichum	L	Deciduous conifer; fine textured foliage; fall color	1200 875
Big Tooth Maple**	Acer grandidentatum	M	Deciduous: full to partial sun: Medium water, fall color: no	550
Black Willow** <u> </u>	Salix nigra	M—L	Deciduous; riparian species	875
Bur Oak*	Quercus macrocarpa	L	Deciduous; large acorns and leaves, good shade tree	1200
Carolina Buckthorn*	Rhamnus caroliniana	S—M	Semi-Evergreen; sun-shade, glossy leaves, reddish fruit	275
Cedar Elm*	Ulmus crassifolia	M—L	Deciduous; narrow canopy, good shade tree for R.O.Ws	875
Chinquapin Oak*	Quercus muhlenbergii	M—L	Deciduous; round-topped tree; bold foliage	875
Condalia, Brazil Tree, Bluewood Condalia*	Condalia hookeri, C. viridis	S—M	Evergreen; delicate foliage; very drought tolerant; sun-shade, good shade tree	275
Cottonwood**	Populus deltoides	L+	Deciduous; large leaves, females fluffy seeds, <u>not</u>	1200

			<u>recommended for parking lots</u>	
Crabapple, Texas*	Mollis texana	S—M	Deciduous, full to partial sun, spring flowering tree	275
Desert Willow*	Chilopsis linearis	S	Deciduous; pink tubular flowers; willow-like foliage, very drought tolerant	n/a 275
Deodar Cedar	Cedrus deodara	L	Evergreen; spreading pyramidal shape	1200
Ebony, Texas*	Pithecellobium flexicaule	S	Evergreen; sun; white flowers	n/a
Escarpment Black Cherry*	Prunus serotina var. eximia	M—L	Deciduous; sun to shade; fall foliage	875
Eve's Necklace*	Sophora affinis	M—L	Deciduous; sun-shade; white to pink flowers	875
Goldenball Lead Tree*	Leucaena retusa	S—M	Deciduous; delicate foliage; fragrant yellow flowers	275
Hackberry*	Celtis spp.	M—L	Deciduous; prolific; wildlife favorite	875
Honey Locust	Gleditsia triacanthos	M	Deciduous; thornless varieties available	550
Huisache*	Acacia farnesiana	M	Deciduous; delicate foliage; fragrant yellow flowers	550
Italian Stone pine	Pinus pinea	L	Drought tolerant, needs room to grow	875
Kidneywood*	Eysenhardtia polystachya	S	Deciduous; delicate tree-shrub; fragrant white flowers	n/a
Lacy Oak*	Quercus laceyi	M	Deciduous; sun-partial shade; hill county native, good shade tree	550
Live Oak*	Quercus virginiana	M—L	Evergreen-like; good shade tree	875
Mesquite*	Prosopis glandulosa	S—M	Deciduous; lacy spreading form	275 550
Monterrey Oak	Quercus polymorpha	S—M	Evergreen-like; good shade tree	875
Montezuma cypress**	Taxodium	L	Semi-evergreen: full sun: low	875

	mucronatum		water	
Mexican Buckeye*	<i>Ungnadia speciosa</i>	S	Deciduous; pink-red spring flowers	n/a 275
Pecan*	<i>Carya illinoensis</i>	L+	Deciduous; needs lots of space; sensitive to root impact	1200
Persimmon, Texas*	<i>Diospyros texana</i>	S—M	Deciduous; sun-shade, smooth bark; females has black pulpy fruit	275
Plum, Mexican*	<i>Prunus mexicana</i>	S	Deciduous; sun to shade; white flowers, fruit	n/a
Possum Haw*	<i>Ilex decidua</i>	S—M	Deciduous; sun-shade; female has red fruit	275
Retama, Paloverde*	<i>Parkinsonia texana</i>	S—M	Deciduous; fast growing, yellow flowers	275
Red Oak, Shumard*	<i>Shumard Quercus shumardii</i>	L	Deciduous; fall color, good shade tree	1200
Red Oak, Texas*	<i>Quercus texana</i>	M	Deciduous; fall color, good shade tree	550
Redbud, Texas, Oklahoma, Mexican*	<i>Cercis canadensis var texana</i>	S—M	Deciduous; sun-shade, red/pink or white flowers	275
Rusty Blackhaw*	<i>Viburnum rufidulum</i>	S	Deciduous; fall color, white flower clusters	n/a
Silk-tassle*	<i>Garrya ovata</i>	S	Evergreen; sun-shade	n/a
Spiny Hackberry*	<i>Celtis pallida</i>	S	Evergreen; greenish white flowers, yellow orange fruit	n/a
Sycamore, Mexican	<i>Platanus mexicana</i>	L+	Deciduous; large leaves, good shade tree	1200
Sycamore, Texas*	<i>Platanus glabrata</i>	L+	Deciduous; large leaves, good shade tree	1200
Texas Mountain Laurel*	<i>Sophora secundiflora</i>	S	Evergreen, part shade to full sun; fragrant purple flowers	n/a 275
Texas Pistache*	<i>Pistacia texana</i>	S	Semi-Evergreen; full sun to part-shade; red fruit	n/a
Wafer Ash, Hop tree*	<i>Ptelea trifoliata</i>	S	Semi-Evergreen; sun-shade; light green foliage	n/a

Western Soapberry*	<i>Sapindus drummondii</i>	M—L	Deciduous; full to partial sun; good shade tree, cluster large yellow flowers	875
Wild Olive*	<i>Cordia boissierii</i>	S—M	Semi-Evergreen; large white flowers, hardy to 14°F	275
Yaupon Holly*	<i>Ilex vomitoria</i>	S—M	Evergreen; sun-shade; female has red fruit	275

* Texas Native

** no credit for planting these trees for parking lot shading, these species do not thrive in these conditions

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Sec. 35-506. – Transportation and Street Design.

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(a) Applicability.

(1) Generally. The provisions of this division shall apply to:

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C. Any ministerial permit where one (1) or more of the following applies:

1. Applications for building permits for new structures or development on a vacant lot where there are no existing structures or development.
2. Applications for a building permit for all new structures, additions, and renovations/remodels on a developed lot with existing buildings, or a single building on several lots under one (1) owner. For existing structure(s), the provisions of this division apply where the cost of the repair or improvement amounts to twenty-five (25) percent or more of the assessed valuation of the building/structure(s) as set forth by the city tax roll for the entire lot, or if provided by applicant, other proof of valuation such as published by the ~~planning and~~ development services department's calculated building valuation based on construction type, occupancy and square footage, or proof of recent purchase price of the structure(s). Existing renovations and remodels where the cost of repairs or improvements are less than fifty thousand dollars (\$50,000) are not subject to the provisions of this section. Additional building permit applications that are submitted within a year's time frame by a single owner shall have the project valuations added to determine applicability of this division. This is not intended to apply to multiple tenant finish-outs in one (1) year caused by tenants moving in and out of multi-leased buildings where the building owner has not intended to remodel the structure.
3. Applications for a building permit for an existing building where a change of occupancy/use increases the required minimum number of vehicle parking stalls by ten (10) percent over the original occupancy/use, or a parking lot is being modified that adds at least ten (10) percent new parking spaces.
4. Application for a commercial building permit where a new or additional driveway is proposed.

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Sec. 35-343. – “IDZ” Infill Development Zone.

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(c) Lot and Building Specifications.

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(2) Building Location. The requirements of this subsection shall apply to the construction of new buildings within the "IDZ" district whether used as an overlay or a base district. The provisions of this subsection shall not apply to the reuse and/or rehabilitation of existing structures provided however that these requirements shall apply to any additions, expansion or enlargement of any existing buildings.

A. Nonresidential. The side, front and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

B. Residential. On blocks where over fifty (50) percent of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, the front setback within IDZ for uses zoned for single-family, duplex, triplex, and quadraplex uses shall be within ten (10) percent of the median setback of existing buildings on the block face. No new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. If there is a public street right-of-way, the front facade shall front the street. A 900 series lot, as defined in 35-A101, may be provided in lieu of the required front or rear setbacks provided that the 900 series lot provides a lot width at least equivalent to the minimum required setback distance.

On blocks where fifty (50) percent or less of the blockface is occupied with existing single-family, duplex, triplex, and/or quadraplex residential units, or the block is being redeveloped for over fifty (50) percent of the block face, the front, side and rear setback provisions of the zoning regulations (article III) shall not apply to an approved infill development zone provided, however, that no new or existing building shall be erected, constructed or expanded to extend within the public right-of-way or within five (5) feet of the rear lot line. A 900 series lot, as defined in section 35-A101, may be provided in lieu of the required five-foot setback from the

rear lot line provided that the 900 series lot provides a lot width at least equivalent to the required setback distance.

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Sec. 35-516. – Setback and Frontage Regulations.

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(g) **Garages and Carports.** There shall be a minimum of twenty (20) feet between the back of a sidewalk or the property line and any garage entry accessed from a street right-of-way. The garage setback requirement for garages accessed from an alley shall be in accordance with section 25-370. Carports may be erected behind the minimum front setback required in the applicable zoning district, so long as twenty (20) feet of total parking area depth is maintained within the lot. The minimum twenty (20) feet between back of sidewalk or property line and any garage access does not apply to townhouses, and does not apply to properties zoned IDZ where the front building setback is less than twenty (20) feet in compliance with Section 35-343(c)(2).

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C. Any ministerial permit where one (1) or more of the following applies:

1. Applications for building permits for new structures or development on a vacant lot where there are no existing structures or development.
2. Applications for a building permit for all new structures, additions, and renovations/remodels on a developed lot with existing buildings, or a single building on several lots under one (1) owner. For existing structure(s), the provisions of this division apply where the cost of the repair or improvement amounts to twenty-five (25) percent or more of the assessed valuation of the building/structure(s) as set forth by the city tax roll for the entire lot, or if provided by applicant, other proof of valuation such as published by the ~~planning and~~ development services department's calculated building valuation based on construction type, occupancy and square footage, or proof of recent purchase price of the structure(s). Existing renovations and remodels where the cost of repairs or improvements are less than fifty thousand dollars (\$50,000) are not subject to the provisions of this section. Additional building permit applications that are submitted within a year's time frame by a single owner shall have the project valuations added to determine applicability of this division. This is not intended to apply to multiple tenant finish-outs in one (1) year caused by tenants moving in and out

of multi-leased buildings where the building owner has not intended to remodel the structure.

3. Applications for a building permit for an existing building where a change of occupancy/use increases the required minimum number of vehicle parking stalls by ten (10) percent over the original occupancy/use, or a parking lot is being modified that adds at least ten (10) percent new parking spaces.

4. Application for a commercial building permit where a new or additional driveway is proposed.

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Sec. 35-510. – Buffers.

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(a) Applicability.

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(4) Reduction in Required Bufferyards. Table 510-2 indicates net minimum bufferyard widths. Such minimum widths shall be provided in a linear fashion along abutting properties where applicable. The width of the bufferyard at any point along its length may be greater or less than the minimum required by Table 510-2 provided that the total calculated area of the bufferyard must remain the same and further provided that the minimum width of the buffer yard at any point is not less than fifty (50) percent of the minimum width indicated by Table 510-2. The net bufferyard area for a property to be developed shall be reduced by no more than fifty (50) percent where:

- A. A bufferyard exists on an abutting property, and the net bufferyard satisfies the minimum bufferyard requirements of this section; or
- B. The adjoining property owners have provided a written agreement restricting the use of an established or proposed use triggering the bufferyard requirement to the uses provided for in the current zoning district. Should the property that was subject to the bufferyard requirement be rezoned after the date of the written agreement, the adjoining property owner's written agreement shall be null and void and the applicable bufferyard shall be required.
- C. The required bufferyard area may be reduced in width up to twenty (20) percent where a natural area is provided in accordance with Table 510-2 (Type N).

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**Table 510-1
Required Bufferyards**

Zoning District	Adjoining Zoning District											Adjoining Street Classification		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	RP**	RE, R-20, <u>NP-15</u> , <u>NP-10</u> , <u>NP-8</u> **	R-6, R-5, R-4, <u>R-3</u> , RM-6, RM-5, RM-4, DR**	<u>MF-18</u> , MF-25, MF-33**	MF-40, MF-50, <u>MF-65</u>	NC	O-1, <u>O-1.5</u> , C-1, C-2, <u>C-2P</u>	O-2, C-3, BP, <u>MXD</u> , <u>MPCD</u>	D	L, I-1	I-2	Major Arterial	Minor Arterial	Collector
(1) RP	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(2) RE, R-20, <u>NP-15</u> , <u>NP-10</u> , <u>NP-8</u>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(3) R-6, R-5, R-4, <u>R-3</u> , RM-6, RM-5, RM-4, DR	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(4) <u>MF-18</u> , MF-25, MF-33	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	F	A	N/A	N/A
(5) MF-40, MF-50, <u>MF-65</u>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	A	N/A	N/A
(6) NC	C	C	B	N/A	N/A	N/A	N/A	N/A	N/A	E	E	B	A	A
(7) O-1, <u>O-1.5</u> , C-1, C-2, <u>C-2P</u>	C	C*	B	N/A	N/A	A	N/A	N/A	N/A	E	E	B	A	A
(8) O-2, C-3, BP, <u>MXD</u> , <u>MPCD</u>	C	C*	C	C	N/A	A	N/A	N/A	N/A	N/A	D	B	B	A
(9) D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
(10) L, I-1	E	E	D	E	E	E	E	N/A	N/A	N/A	N/A	C	C	B
(11) I-2	F	F	F	F	F	E	E	D	N/A	N/A	N/A	C	C	B

Notes: A, B, C, D, E, F: Bufferyard Type Designations as shown in Table 510-2 below.

N/A: Not applicable—Bufferyard not required.

* Where a use zoned "O-1," "C-1," "C-2" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "D" buffer shall be applied. Where a use zoned "BP," "O-2" or "C-3" adjoins an existing platted subdivision zoned "RE" or "R-20" as of the effective date of this chapter, a type "F" buffer shall be applied.

** Where a nonresidential use is located in a single-family or multi-family district as indicated in Table 510-1 the required buffer is equivalent to that required of an O-1, C-1, C-2 use (column 7).

Sec. 35-506. - Transportation and Street Design.

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(1) Horizontal Curvature.

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- (3) **"Elbow" Configurations.** An alternative design required by subsection (d) of this section may be used in lieu of the centerline radius of a Local Type street prescribed by subsection (d) of this section. The angle of the elbow configuration shall comply with subsection (f). The point of radius may be relocated along the lines indicated by letters on the figure below (lines AX, AY and AZ). The point of radius shall not exceed ~~fifteen (15) feet~~ distance of one-half of the typical pavement width from point A. The point of radius of the elbow shall be shown on the plat. The interior curve shall have a minimum property line radius of twenty-five (25) feet. The point of radius may be shifted along the street centerline (lines AX and AZ) see Figure 506-6.

35-506(l) continued

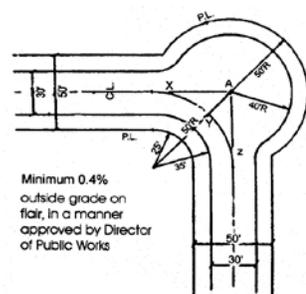


Figure 506-6

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Sec. 35-B101. - Specifications for Documents to be Submitted.

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- (c) **Information Required.** No application for development approval shall be accepted unless the following information and data required is included. The required information and data is set forth in Table B-1, below, and any specific regulations set forth in section 35-B102 et seq. An asterisk (*) indicates that the item listed in the row heading is required for the item listed in the column heading.

TABLE B101-1

A	B	C	D	E	F	G
<i>(A) Material/Information</i>	<i>Master Development Plan</i>	<i>PUD Plan</i>	<i>Major Plat Application</i>	<i>Minor Plat Application</i>	<i>Development Plat Application</i>	<i>Specific Use Authorization</i>
E. PROPERTY SURVEY AND TOPOGRAPHIC						
<p>(6) Existing topography with maximum contour interval of <u>ten (10) feet when ground slope exceeds ten (10) percent;</u> two (2) feet <u>for slopes between five (5) percent and up to ten (10) percent.</u> except and where existing ground is on a slope of less than five (5) percent then either one (1) foot contours or spot elevations shall be provided where necessary.</p>		*	*	*		

F. PLANNING						
(28) An exhibit indicating the area of each lot in square feet for all single-family lots (gross and net excluding easements, flag poles) using on-site sewage [septic tank] disposal			*	*		
G. DESIGN						
(17) Location and size in acres of school sites, amenity center areas, or non-single family lots as applicable.	*	*	*	*		
(20) Signage, Pavement Markings , Street, alley and cross walkway plans (section 35-B120)			*			

*1. Specific use permits shall only require a stormwater management plan when the site is located over the Edwards Recharge Zone (ERZD).

Sec. 35-B120. – [Signage, Pavement Markings](#), Street, Alley, and Cross Walkway Plans.

- (a) **Number of Copies.** The applicant shall provide three (3) sets of construction plans and two (2) sets of the pavement design report.
- (b) **Format.** Construction plans shall be twenty-four by thirty-six (24 x 36) inches with a margin of two and one-half (2½) inches on the left side of the sheet, and appropriate margins on the other three (3) sides. Construction plans shall be drawn at a scale of one (1) inch equal to fifty (50) feet.

Where more than one (1) sheet is necessary to accommodate the entire area to be subdivided, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

- (c) **Contents.** The plans and profiles for street, alley, cross walkway and drainage easement improvements submitted shall include the following information:

- (1) Typical sections showing the proposed pavement width, type, thickness and crown; the proposed curb and gutter type, location in relation to center line and exposure; the proposed parkway grading slopes; the proposed locations and type of wheelchair ramps; location of traffic signal conduit; and construction details of all drainage including dimensions, reinforcing and components such as grates and manhole covers. The information shall be given for each different type of streets and alleys in the subdivision.
- (2) Alignment of each street, alley, cross walkway and drainage easement showing a beginning and ending station; each deflection angle of the center line and the station of the point of intersection; the station of the point of curvature and the point of tangency of each curve; the station and angle of intersection of each intersection with another street, alley or drainage easement; the station and radius of each curb return; the location of adjacent right-of-way lines; location and station of city limit or county lines; the location and limits of sidewalks and curbs of each street; the location and size of existing trees to remain in ROW; the location of each drainage structure; the location and size of all storm sewers; and the length, width, and thickness of cement stabilized base.
- (3) The top of curb grade at each curb end, each fifty-foot station and each end of each curb return; the center line grade at each end and at each fifty-foot station of alleys and drainage ditches; the gradient of each tangent grade and the location and length of each vertical curve; the direction of storm drainage flow at each intersection; the flow line elevations of each drainage structure; the flow line elevation of each storm sewer at each point of change of grade, each end, and the intervening gradients. The profiles of streets, alleys and drainage ditches shall show the natural ground at adjacent property lines and the proposed center line.
- (4) Scale, north arrow, date and plat number of the associated plat. Plans and profiles shall be drawn to scales of one (1) inch equals fifty (50) feet horizontally and one (1) inch equals five (5) feet vertically, unless different scales are approved by the director of planning and development services.
- (5) Signage and pavement marking plans shall show the locations of street signs, warning, and regulatory signs, pavement markings and raised pavement markers and provide a summary table listing sign types, pavement markings types, and pavement marker types using TMUTCD designations with quantities.
- (6) All signage, pavement markings, street and alley plans and profiles shall bear the seal of a licensed professional engineer.

Sec. 35-B122. – Traffic Impact Analysis.

* * * * *

- (b) Study level TIAs shall consist of the following:

- (7) **Conclusions and Recommendations.**

- A. A summary of the conclusions and recommendations for the transportation network required to serve the proposed development.
- B. Identification of peak hour trip (PHT) levels that will trigger mitigation actions identified.
- C. A statement that each subsequent TIA submitted for the proposed development will be compared to the results of the Study Level TIA to determine if the overall roadway network remains adequate to serve the proposed development.

Sec. 35-B131. - Application for Plat Identification Number/Letters of Certification.

* * * * *

- (b) **Data Required for Letters of Certification.** To obtain the required letters of certification, an applicant for plat approval shall submit the following data to the certifying agencies/departments. All data shall be annotated with the plat number of the associated plat.

* * * * *

(6) Bexar County.

- A. Digital copy of plat.
- B. Two (2) sets of storm water management plans.
- C. Two (2) copies of TIA and disk of analysis.
- D. Address plat.
- E. If applicable, the following item(s):
 - 1. Two (2) sets of utility plans.
 - 2. One (1) copy of approved POADP, MDP, PUD.
 - 3. Final Geotech report.
 - 4. Three (3) sets of streets and drainage plans.
 - 5. Two (2) copies of cost estimates streets and drainage.
 - 6. One (1) digital copy of construction plans.
 - 7. Site evaluation form with required soil analysis.
 - 8. Water purveyor documentation/letter.
 - 9. Plan showing the proposed on-site sewage facility (OSSF) on the property and supporting documents required under 30 TAC §285.4(c) detailing the site's suitability for on-site sewage facility systems.

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