



CITY OF SAN ANTONIO
2015 UDC Update Program
Tree & Landscape Amendments
Training Session
January 21, 2016

UDC Background



- **Unified Development Code (UDC) was adopted on May 3, 2001**
- **UDC allows for a 5-year update**
- **Amendments may be submitted by:**
 - **City Staff, Zoning Commission, Planning Commission, Board of Adjustments, Historic Design Review Commission, City Council, etc.**
 - **Others:**
 - ✓ **Editing**
 - ✓ **Clarification**
 - ✓ **RIDs (Rule Interpretation Determinations)**

UDC Background



- Over 260 Amendments were considered by the TAC
- Amendments submitted by variety of internal and external agencies
- City Council Passed Amendments on December 17, 2015
- Effective January 1, 2016
- Ordinance 2015-12-17-1077
 - 670 pages long (not recommended to print)
 - Save a digital copy
 - Municode will take a few months to update

UDC Background



<http://www.sanantonio.gov/dsd/>



<http://docsonline.sanantonio.gov/FileUploads/dsd/UDCFINALAMENDED.pdf>

UDC Background



- **Most amendments were minor clarification and editing amendments**
- **COSA (internal)**
 - **City amendments designed to clarify and incorporate existing business practices**
- **Green Industry Alliance (external)**
 - **Clarification**
 - **Editing**

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Green Industry Alliance



- **Minor editing of city department names (i.e. Public Works or CIMS is now TCI, or Planning and Development Services is now DSD)**
- **Clarified the “clear vision area” definition for trees exempt from tree preservation**
- **Provides clarification of how multi-trunk trees are measured for tree preservation purposes**
 - **Largest trunk counting for full DBH inches plus 50% of the DBH sum of the additional trunks, if the tree is classified as significant**

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- **Clarifies platting deferment policies for Final Tree Canopy**
 - **Building Permit Phase (inside City only)**
 - **Building Phase (ETJ)**
 - **Guarantee of Performance**
- **Changes mitigation tree measurement from DBH to caliper**
- **Adds Tree Stand Delineation Canopy Area to Tree Survey Methodology**

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- **Clarifies general maintenance of trees to include “trees planted to meet tree canopy requirements”**
- **Clarifies the Plant Materials used to comply with General Planting Standards and Required Landscaping must be consistent with Appendix E**
- **Adds mitigation, removal, or destruction of “areas of tree canopy” to items required to have a permit**
- **Clarifies that for public projects, preserved trees must be in accordance with 35-523(h)**

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- Under “activities subject to buffer regulations” and “landscaping applicability”, removes phrase “within the street yard” for expansion of existing parking lots
- For public projects, clarifies meaning of a public project and that all city departments and agencies are subject to Tree Preservation requirements
- Changes the terminology of “tree preservation affidavit” to “tree preservation permit”

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- Adds requirements to Tree Permit – Tree Affidavit Option to include
 - Any proposed site work where there are protected, significant, or heritage trees or areas of tree canopy and provide protection notes and details
 - Requires applicants to request a pre-construction conference with the City Arborist to review protection and management of those trees

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- Clarifies that to receive Heritage Tree Canopy Credit, the minimum root protection zone must be met
- Clarifies that heritage trees with warranties do not receive the 2x credit for tree canopy area
- Clarifies Root Protection Zones to include cutting, trenching, or root disturbance to install silt fencing deeper than 3 inches
- Modifies definition of planted Mitigation Trees for consistency (caliper of at least 1½ inches)
- Modifies definition of Mulch to specify organic materials only

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- Added tree species to Non-Native Tree List (trees omitted from the tree survey)
 - Nandina (*Nandina domestica*)
 - Paper Mulberry (*Broussonetia papyrifera*)
- Clarifies that trees planted with Tree Mitigation Funds and Tree Canopy funds are mitigation trees and/or protected trees
- Modifies pervious area calculations for landscaping trees
 - Stand alone – 162 sf (previously 100 sf)
 - Multiple – Not less than 215 sf (additional trees 54 sf more)

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- **Modified Appendix E to add species and modify shade areas**

Added

- **Big Tooth Maple (*Acer grandidentatum*) – 550 sf**
- **Italian Stone Pine (*Pinus pinea*) – 875 sf**
- **Montezuma cypress (*Taxodium mucronatum*) – 875 sf**

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Modified Shade Areas

- **Bald Cypress (*Taxodium distichum*) – 875 sf (prev 1200 sf)**
- **Desert Willow (*Chilopsis linearis*) – 275 sf (prev n/a)**
- **Mesquite (*Prosopis glandulosa*) – 550 sf (prev 275 sf)**
- **Mexican Buckeye (*Ungnadia speciosa*) – 275 sf (prev n/a)**
- **Texas Mountain Laurel (*Sophora secundiflora*) – 275 sf (prev n/a)**

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Added note stating no credit for the following trees in parking lots

- **Bald Cypress**
- **Big Tooth Maple**
- **Black Willow**
- **Cottonwood**
- **Montezuma Cypress**

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- **Specified that digital imagery for Tree Stand Delineation Plans must be in color**

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Questions

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