



## UDC Update Request Application

### Part 1. Applicant Information

Name: Kelly Hall Organization: Green Industry Alliance (GIA)

Address: P.O. Box 700528, San Antonio, TX 78270-0528

Phone: (210) 889-2748 Email: giaadvocacy@greenindustryalliance.org

Signature: Kelly Smith Hall Date: May 1, 2015

Title: Industry Advocacy and Special Projects Representative

### Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions).
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### Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Reference attached document on Page #2.

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# AMENDMENT: LS - 1

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to standardize the requirements stated in the landscape ordinance. A landscape plan is required to be sealed under Sec. 35-511 by a registered landscape architect.*

## FORMATTED PROPOSAL –

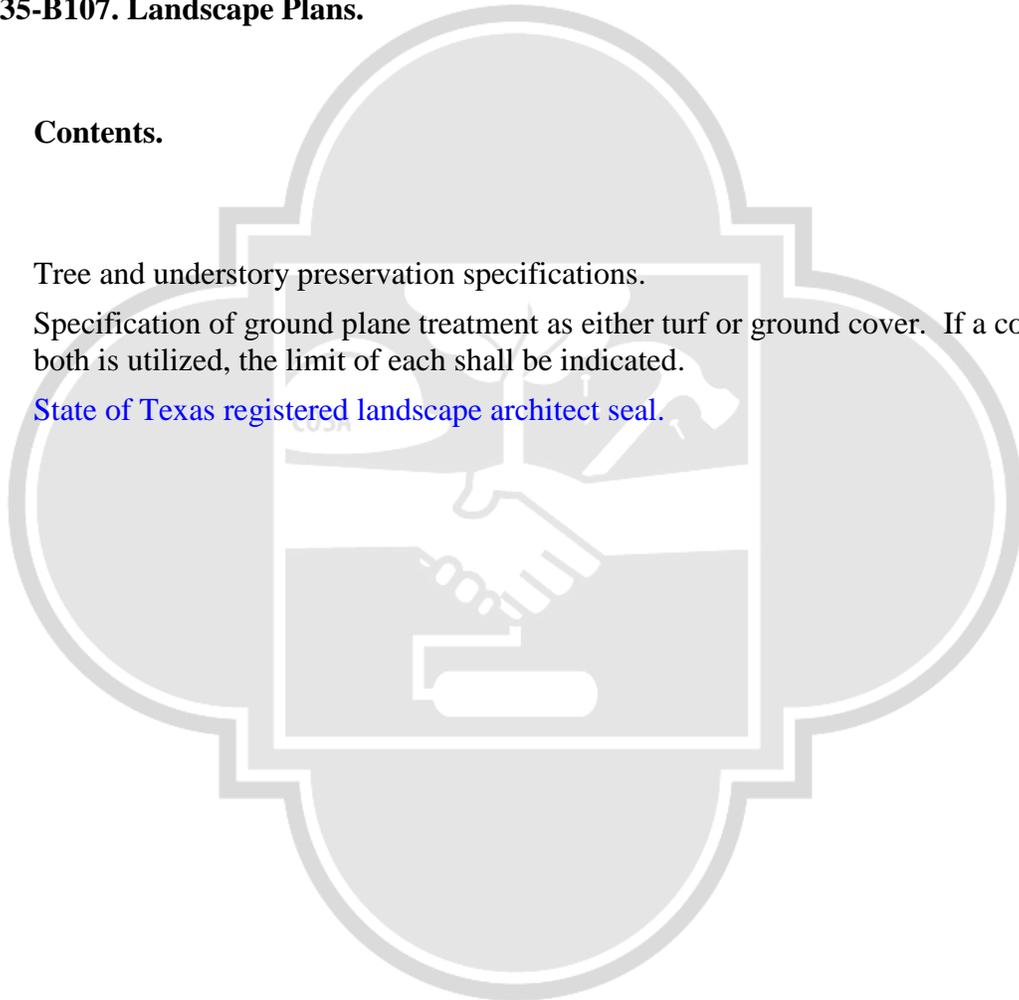
### Sec. 35-B107. Landscape Plans.

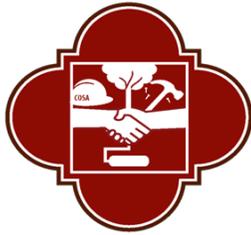
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#### (c) Contents.

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- (12) Tree and understory preservation specifications.
- (13) Specification of ground plane treatment as either turf or ground cover. If a combination of both is utilized, the limit of each shall be indicated.
- (14) [State of Texas registered landscape architect seal.](#)





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# AMENDMENT: LS - 2

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to clarify the requirements stated in the landscape ordinance. A landscape plan is required to be sealed under Sec. 35-511 by a registered landscape architect. Texas Commission of Environmental Quality requires all irrigation documents to be sealed by an irrigator licensed in the State of Texas.*

## FORMATTED PROPOSAL –

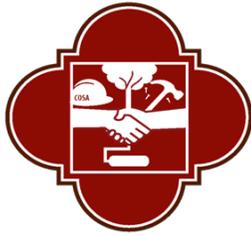
### Sec. 35-B107. Landscape Plans.

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- (e) **Certification.** A landscaping plan shall be prepared by a **landscape architect** registered ~~irrigator~~ **in the State of Texas.**

\*\*\*

- (1) Landscape plans shall be sealed by a landscape architect registered in the State of Texas.
- (2) Irrigation plans shall be sealed by an irrigator licensed in the State of Texas.



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(4) MF-25, MF-33	N/A	F	A	N/A	N/A									
(5) MF-40, MF-50	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, C-1, C-2	C	C*	B	N/A	N/A	A	N/A	N/A	N/A	<del>E</del> N/A	<del>E</del> N/A	B	A	A
(8) O-2, C-3, BP	C	C*	C	C	N/A	A	N/A	N/A	N/A	N/A	<del>D</del> N/A	B	B	A
(9) D	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



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# AMENDMENT: LS - 4

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**PROPOSAL SUMMARY –**

*The reason for this proposed UDC amendment is to simplify the landscape ordinance and to alleviate possible errors in buffer requirements by providing the City of San Antonio Street Classification definitions directly below Sec. 35-510 Table 510-1.*

**FORMATTED PROPOSAL –**

**Sec. 35-510. Buffers.**

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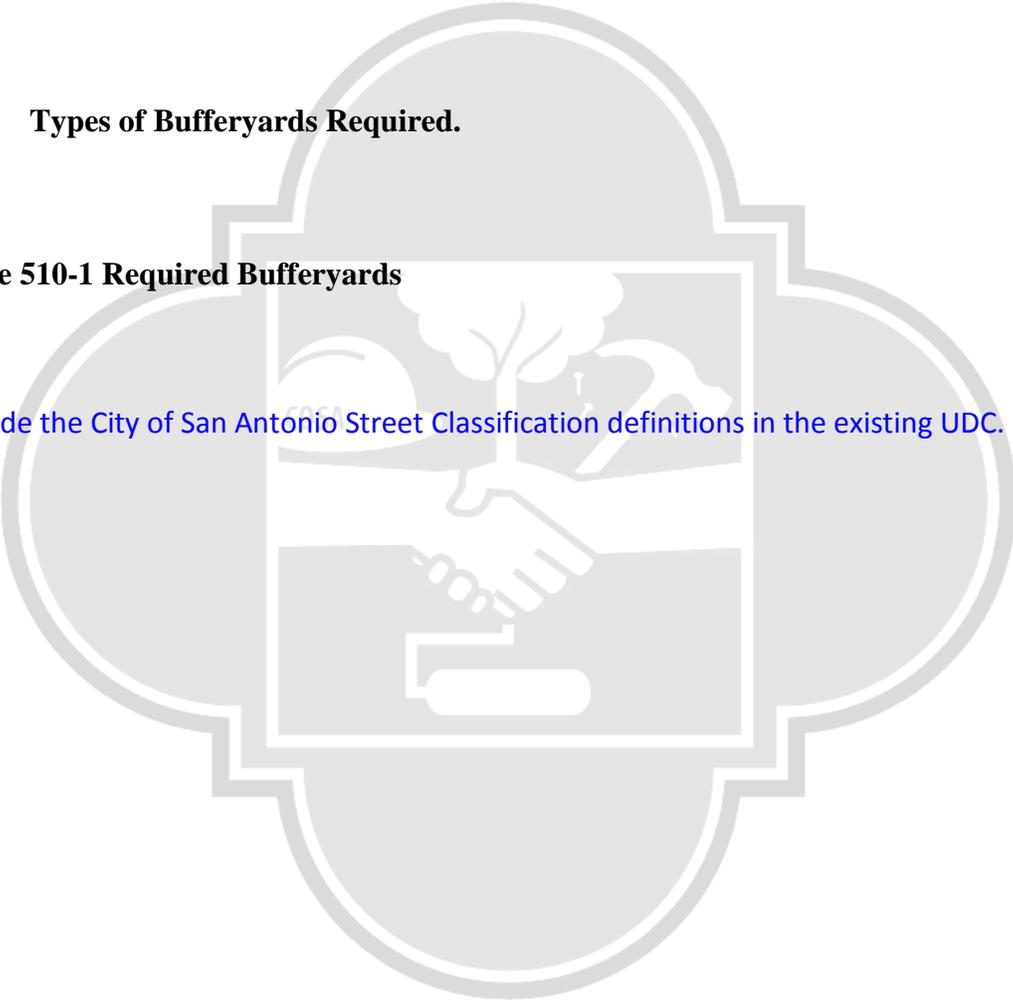
**(c) Types of Bufferyards Required.**

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**Table 510-1 Required Bufferyards**

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Provide the City of San Antonio Street Classification definitions in the existing UDC.





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# AMENDMENT: LS - 5

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to modify the existing ordinance to require a greater number of large and medium shrubs in-lieu-of providing small shrubs for Type “E” buffer yards.*

## FORMATTED PROPOSAL –

### Sec. 35-510. Buffers.

\*\*\*

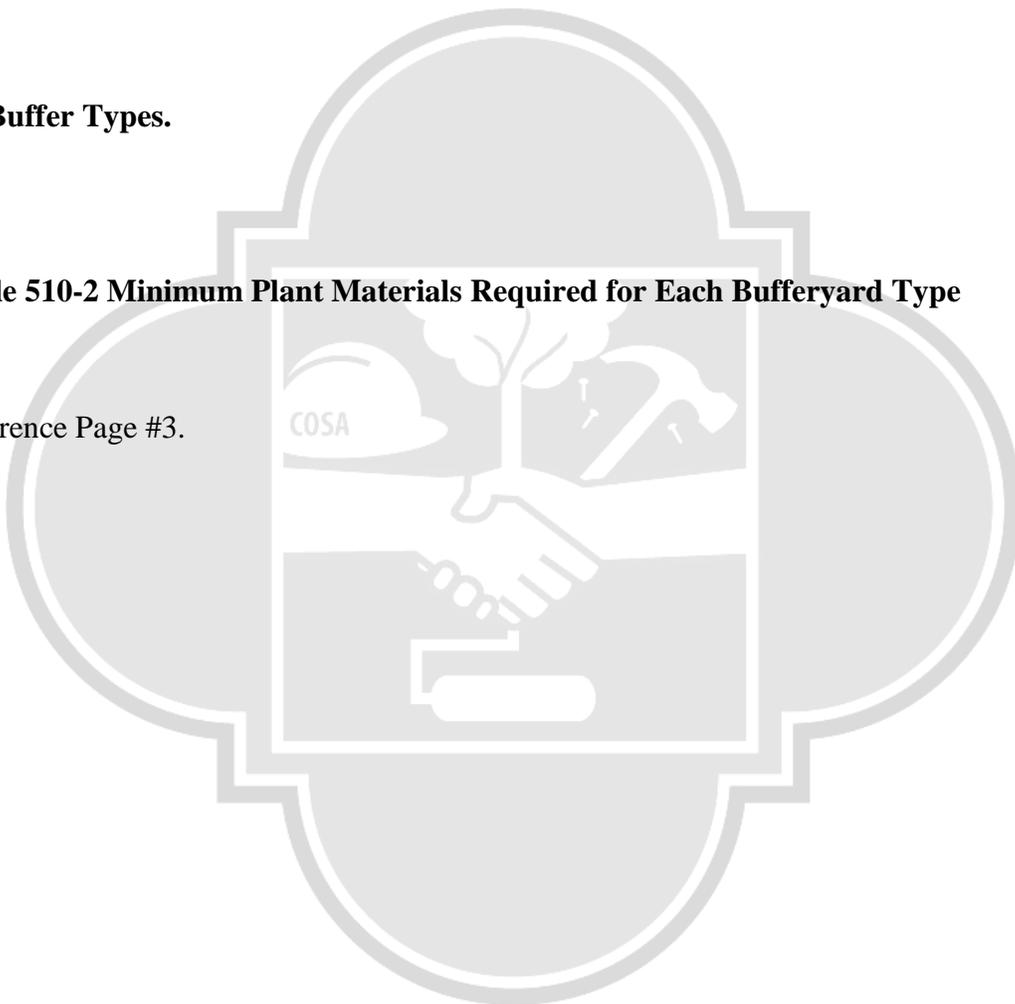
#### (d) Buffer Types.

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#### Table 510-2 Minimum Plant Materials Required for Each Bufferyard Type

\*\*\*

Reference Page #3.



Bufferyard Type	Minimum Width (in feet)	Trees <sup>1</sup>		Shrubs <sup>3</sup>			Fence (F), Berm (B) or Wall (W) <sup>7</sup>	
		Canopy	Understory <sup>2</sup>	Large <sup>3</sup>	Medium <sup>5</sup>	Small <sup>6</sup>		
A	10	2	2	-	-	16	-	
Option	10	2	2	-	8	-	-	
B	15	2	2	8	12	-	-	
Option	15	2	2	6	8	6	-	
C	15	2	4	9	8	-	F or W	
Option	15	2	3	10	10	-	F or W	
D	25	2	4	9	8	-	F or W	
Option	25	2	3	10	10	-	B	
E	30	2	4	14	4 6	4	F or W	
Option	30	2	3	12	8 10	4	B	
F	40	2	4	9	5	-	B & W	
Option	40	1	4	6	8	8	B	
N <sup>8</sup>	20% reduction with minimum of 10 feet	Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of equivalent planting units required by the required by Table 510-1 (see subsection (d)(2), below), or (2) the existing vegetation provides complete visual screening from the adjoining property.						-



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# AMENDMENT: LS - 6

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to increase the effectiveness of the side and rear landscape Type “D”, “E”, and “F” buffers, while reducing unnecessary development costs, and subsequently increasing the survivability of the landscape plant material. Each of the types of buffers to be included require the installation of a fence or wall which negates the need for screening shrubs. Allowing for the conversion of required shrubs into Canopy and/or Understory trees effectively will increase the benefit provided by said buffer via: increased screening, shade production, and carbon sequestration.*

## FORMATTED PROPOSAL –

### **Sec. 35-510. Buffers.**

\*\*\*

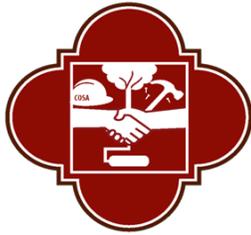
#### **(d) Buffer Types.**

\*\*\*

#### **Table 510-2 Minimum Plant Materials Required for Each Bufferyard Type**

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**(3)** Each buffer type "D" through "F," above, may substitute Canopy and Understory Trees in-lieu-of planting required shrubs. The number of equivalent planting units (EPUs) for purposes of this substitution shall be calculated based on the following ratios: 4 Required Large Shrubs = 1 Canopy Tree and 5 required Medium Shrubs = 1 Understory Tree.



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# AMENDMENT: LS - 7

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to provide adequate depth of soil for newly required and/or proposed landscaping to grow and thrive in. During site development and/or site restoration, construction activities disturb soil onsite through excavation and extensive compaction due to heavy machinery. Four inch (4") minimum soil depth will allow for new turf to establish properly and will cut down on long-term water requirements by providing adequate root depth and better soil moisture retention. A deeper soil profile will help reduce the effects of drought on the plant material and reduce the strain on our limited water resources.*

## FORMATTED PROPOSAL –

### **Sec. 35-511. Landscaping.**

\*\*\*

#### **(c) Mandatory Criteria.**

\*\*\*

#### **(2) Acceptable Landscape Materials.**

\*\*\*

F. Four inches (4") compacted depth of topsoil (capable of sustaining healthy root systems) is required for all new turf installations. Exempt are areas with six inches (6") existing depth of appropriate soil. Reference 35-511 Landscaping for applicability.



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# AMENDMENT: LS - 8

**PROPOSAL SUMMARY –**

*The reason for this proposed UDC amendment is to set minimum requirements that endeavor to provide enough area and protection for the required trees to grow and thrive while allowing for future root growth. The more area provided for the tree roots to grow the less structure damage will occur.*

**FORMATTED PROPOSAL –**

**Sec. 35-511. Landscaping.**

\*\*\*

**(a) Applicability.**

\*\*\*

**(c) Mandatory Criteria.**

\*\*\*

**(2) Acceptable Landscape Materials.**

\*\*\*

**Table 511-1**

	Minimum Caliper at the Time of Planting	Minimum Height at the Time of Planting	Minimum Planting Area
<b>Trees</b>	1½ inches for single trunk <b>trees</b>	Not applicable unless multi-trunk <b>trees</b> , in which case the <b>tree</b> shall be a minimum of six (6) feet in height at the time of planting	One hundred (100) square feet <b>5' min width</b>
<b>Small trees</b>	1½ inches for single trunk <b>trees</b>	Six (6) feet for multi-trunk <b>trees</b>	Twenty-five (25) square feet
<b>Large shrubs</b>	Not applicable	Two (2) feet	Nine (9) square feet
<b>Small to medium shrubs</b>	Not applicable	One (1) foot	Eight (8) square feet



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# AMENDMENT: LS – 9

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to clarify which plant materials must be replaced under the landscape ordinance.*

## FORMATTED PROPOSAL –

### **Sec. 35-511. Landscaping.**

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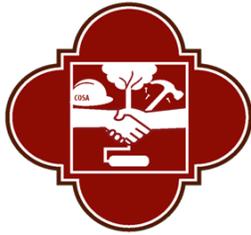
#### **(a) Applicability.**

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#### **(c) Mandatory Criteria.**

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**(4) General Maintenance.** Required plants shall be maintained in a healthy condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pest prevention, pruning, and other maintenance of all plantings as needed. Any **required** plant that dies shall be replaced with another living plant that is comparable to the existing plant materials or plant materials specified in the approved landscape plan within ninety (90) days after notification by the city. The director of planning and development services may extend this time period up to an additional ninety (90) days due to weather considerations. If the plants have not been replaced after appropriate notification and/or extension, the property owner, or his designee or lessee, shall be in violation of this chapter.



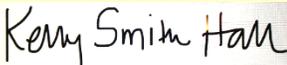
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# AMENDMENT: LS – 10

## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to organize this section of the UDC to read more clearly. This provision elaborates on pruning requirements and tree protection. Excessive tree pruning damages the overall health of the tree and permanently disfigures the tree. Allowing property owners to continuously hack Canopy and Understory trees to allow for greater visibility of the onsite building or signage begins to set a precedent for other property owners and maintenance companies to do the same. Implementing the following language will help to stop this poor practice.*

## FORMATTED PROPOSAL –

### Sec. 35-511. Landscaping.

\*\*\*

#### (a) Applicability.

\*\*\*

#### (c) Mandatory Criteria.

\*\*\*

**(4) General Maintenance.** Required plants shall be maintained in a healthy condition at all times. The property owner is responsible for:

- A. ~~r~~Regular weeding,
- B. ~~m~~Mowing of grass,
- C. ~~i~~Irrigating,
- D. ~~f~~Fertilizing,
- E. ~~p~~Pest prevention,
- F. ~~p~~Pruning,

1. No commercial or residential owner, company, manager, or entity may severely cut back limbs to stubs larger than two-inches (2”) in diameter within the trees crown to such a degree so as to remove the normal canopy and disfigure the tree without the City Arborist’s approval. Should a required tree be severely cut back as described above, it shall be replaced on the site.

G. and other maintenance of all plantings as needed.

Any **required** plant that dies shall be replaced with another living plant that is comparable to the existing plant materials or plant materials specified in the approved landscape plan within ninety (90) days after notification by the city. The director of planning and development services may extend this time period up to an additional ninety (90) days due to weather considerations. If the plants have not been replaced after appropriate notification and/or extension, the property owner, or his designee or lessee, shall be in violation of this chapter.



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- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

### Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Reference attached document on Page #2.

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# AMENDMENT: LS - 11

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to create reasonable expectations for irrigation design based on information provided. Data for static pressure is provided when Fire Flow Tests are completed on or near the proposed development during the design process; data is typically not available for a twelve month period.*

## FORMATTED PROPOSAL –

### Sec. 35-511. Landscaping.

\*\*\*

#### (a) Applicability.

\*\*\*

#### (c) Mandatory Criteria.

\*\*\*

#### (6) Irrigation.

\*\*\*

#### A. Design requirements:

\*\*\*

#### 1. Pressure.

\*\*\*

- i. System to be designed to the lowest static pressure available. ~~in an annual twelve-month period.~~



## *UDC Update Request Application*

### ***Part 1. Applicant Information***

Name: Kelly Hall Organization: Green Industry Alliance (GIA)

Address: P.O. Box 700528, San Antonio, TX 78270-0528

Phone: (210) 889-2748 Email: giaadvocacy@greenindustryalliance.org

Signature: Kelly Smith Hall Date: May 1, 2015

Title: Industry Advocacy and Special Projects Representative

### ***Part 2. Basis for Update (check only one)***

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions).
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
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Reference attached document on Page #2.

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# AMENDMENT: LS - 13

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to clarify profession terminology and implement Best Management Practices (BMPs) for irrigation equipment.*

## FORMATTED PROPOSAL –

### Sec. 35-511. Landscaping.

\*\*\*

#### (a) Applicability.

\*\*\*

#### (c) Mandatory Criteria.

\*\*\*

#### (6) Irrigation.

\*\*\*

#### B. Equipment.

\*\*\*

#### 3. Sprinklers.

\*\*\*

iii. Pop-up ~~sprays type shrub risers~~ or sub-surface drip irrigation should be used in areas where pedestrians/auto traffic may occur. Sub-surface drip irrigation should be used in areas between the curb and parallel sidewalks and parking lot areas where over spray onto pavement may occur in accordance with manufacturer's recommendations.



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Reference attached document on Page #2.

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# AMENDMENT: LS - 14

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to eliminate extraneous requirements within the landscaping ordinance and to allow for a more naturalized landscape installation. As written, the current wording of this section of the ordinance does not adequately allow for necessary adjustments.*

## FORMATTED PROPOSAL –

### Sec. 35-512. Streetscape Planting Standards.

\*\*\*

#### (a) Applicability.

\*\*\*

#### (b) Minimum Requirements.

\*\*\*

(2) In no instance for the options established in subsection (b)(1)A, (b)(1)B, and (b)(1)C shall the distance between street trees exceed one hundred feet (100) on center. ~~Street trees shall be planted in an even, linear spacing. If shifts to the linear spacing not exceeding two (2) feet are required due to the location of existing infrastructure, development or required sight distance, these shifts may be approved by the director of development services.~~



## *UDC Update Request Application*

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### ***Part 4. Summary of Proposed Update with Suggested Text (see application instructions)***

Reference attached document on Page #2.

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# AMENDMENT: LS - 15

## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to provide for greater diversity of plant species during the design process while endeavoring to meet the minimum canopy requirements. The following trees are native to the region, significantly drought tolerant, and provide a good alternative selection to satisfy the canopy requirements for small species trees.*

## FORMATTED PROPOSAL –

### Sec. 35 Appendix E:

\*\*\*

### Trees

\*\*\*

Reference section 35 Appendix E canopy.

Trees				
Common name	Scientific Name	Height	Remarks	Shade Area
Desert Willow*	Chilopsis linearis	S	Deciduous; pink tubular flowers; willow-like foliage, very drought tolerant	<del>n/a</del> <a href="#">275</a>
Mexican Buckeye*	Ungnadia speciosa	S	Deciduous; pink-red spring flowers	<del>n/a</del> <a href="#">275</a>
Texas Mountain Laurel*	Sophoria secundiflora	S	Evergreen, part shade to full sun; fragrant purple flowers	<del>n/a</del> <a href="#">275</a>
<a href="#">Crape Myrtle</a>	<a href="#">Lagerstroemia indica</a>	<a href="#">S</a>	<a href="#">Deciduous; flower color varies</a>  <a href="#">Only cultivars that grow 20' and larger in height and are defined as having a broad tree growth habit will receive canopy credit.</a>	<a href="#">275</a>



## *UDC Update Request Application*

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Reference attached document on Page #2.

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# AMENDMENT: LS - 16

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## PROPOSAL SUMMARY –

*The reason for this proposed UDC amendment is to simplify and correct the ordinance to remove outdated information.*

## FORMATTED PROPOSAL –

### **Sec. 35-511. Landscaping.**

\*\*\*

#### **(a) Applicability.**

\*\*\*

#### **(c) Mandatory Criteria.**

\*\*\*

#### **(6) Irrigation.**

\*\*\*

(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: