CHAPTER 38 – LANDSCAPE STANDARDS

Proposed Code Amendment Comparison

	Existing Code	Proposed in September	Current Proposed
Landscape Irrigation Requirements	Dedicated irrigation meter required for new commercial landscape irrigation connected to City potable water; existing code language is in the development section.	Dedicated irrigation meter for new landscape irrigation systems.	Dedicated irrigation meter with backflow device for new landscape irrigation systems.
Type of Irrigation	Any irrigation system.	Drip irrigation as the primary method; traditional spray irrigation prohibited for required landscape areas.	
Irrigation Zones	None specified.	Zones designed based on plant type, water needs, sun/shade, soil, and site conditions.	
Overspray & Runoff	Addressed in drought plan, but not specifically in code.	Systems must prevent water from reaching buildings, sidewalks, parking areas, streets, and other impervious surfaces.	
Irrigation Plan	Irrigation permit required; plan requirements were limited and applied to commercial development.	Irrigation information included with landscape plan: meter, point of connection, lines, valves, zones, and equipment.	
State Requirements	Requirements stated in the water section rather than the irrigation section.	Express compliance with applicable TCEQ regulations, including 30 TAC Chapter 344. Requires backflow for all irrigation system.	
Irrigation System Maintenance	Mentioned in permit rather than code.	—	Requires annual inspections. **Staff working to implement backflow program in IworQ to track backflow devices and notify residents of required inspections.**
Tree Preservation Plan	Not required.	Tree affidavit or tree preservation plan required for applicable development applications.	Exemptions for existing residential properties and dead, diseased, or damaged trees.
Construction Protection	Trees could be replanted instead of protected.	Protection required for preserved trees and root protection zones during construction.	
Preservation Standards	None.	Minimum preservation requirements established for nonresidential development and residential subdivisions.	Commercial, multifamily, and industrial: preserve 25% of trees. Subdivisions: preserve 50% of existing trees. Heritage trees (24”+) always require preservation.
Mitigation & Replacement	None.	Replacement/mitigation requirements for removal of protected and heritage trees.	Replant at 1:1 ratio; heritage trees at 3:1 ratio with an approved local tree species.
Tree Removal Fee	—	—	Fee can be paid instead of following preservation standards. Fee is per inch diameter of tree to be removed. San Antonio $200 / $600 heritage (24”+); New Braunfels $175 / $300 heritage; Seguin $100; Boerne $50.
Authorized Tree Species	None.	Authorized, conditional, and prohibited tree species established for landscaping and mitigation. Well-suited to the area.	