

**City of San Antonio
Development Services Department**

**Tree Preservation
Ordinances “What Works and
What Doesn’t”**



Debbie Reid, City Arborist

October 4, 2006

History in San Antonio

- First Tree Preservation ordinance adopted in 1997 with a provision to review effectiveness in 3 years.
- Review was delayed for 6 years.
- Urban Ecosystem Analysis completed and initiated creation of a stronger ordinance.
- Council adopts revised ordinance in March 2003.
- Mayor amends in May 2003.

Applicability:

- Development in the city and its ETJ.
- Redevelopment or tree removal on such properties.
- Public property.
- Any project receiving public financial assistance.
- Municipal and utility entities' projects.

Shall not apply to:

- Clearing of understory for a boundary survey.
- Trees determined to be:
 - diseased or dying,
 - a safety hazard as a result of a natural event such as a flood,
 - within the clear vision area
 - preventing the reasonable use of a right-of-way

Protected Trees

- **Two size designations:**
 - Significant trees are all species at 6 “ DBH except the six small tree species.
 - Heritage are all species at 24” DBH except the six small tree species.
- **Six small tree species:**
 - Texas Persimmon, Texas Redbud, Texas Mountain Laurel and Condalia and in flood plains, the Crabapple and Possum Haw.
 - Significant size is 2” DBH and Heritage is 8” DBH.

Inventory Areas and Percent Preservation

Commercial:

- Significant trees 6” DBH or greater preserved at 40% excluding easements and street rights-of-way (ROW) and
- Significant small trees greater than 2” DBH preserved at 40% excluding easements and street rights-of-way. (may be by total count). OR
- 40% of the tree canopy.
- Heritage trees excluding ROW preserved at 100%.

Inventory Areas and Percent Preservation

Residential:

- Significant trees 6 “ DBH or greater within each platted lot preserved at 35% excluding easements and ROWs and
- Significant small trees greater than 6” DBH within each platted lot preserved at 35% excluding easements and street rights-of-way. (may be by total count). OR
- 35% of the tree canopy on each lot.
- Heritage trees within each platted lot preserved at 100%.
- Builder will plant two 2 inch caliper native shade trees on each lot with a home.

Inventory Areas and Percent Preservation

100-year Flood Plain:

- Significant trees are preserved at 80%.
- Heritage trees preserved at 100%.
- Flood Plain Administrator determines 100-year flood plain(s).
- Preservation in flood plain shall not apply to preservation requirements on remainder of site.

Tree Stand Delineation Option

Alternative to an on-the-ground tree survey:

- Use for heavily wooded sites.
- Delineate tree canopy area on site.
- Locate Heritage trees.
- Preserve 25% of the tree canopy area with the understory (no disturbed soil surface).
- Preserve 100% of the Heritage trees.
- Can use excess tree canopy for mitigation.

Mitigation

10% of the trees must remain on site.

- **Mitigation ratios:**

- Significant 1:1
- Heritage 3:1

- **Mitigation methods:**

- Replant new trees on site.
- Pay into the Tree Mitigation Fund.
- Preservation of smaller trees on site.
- Preservation of “natural areas”.

Root Protection Zone (RPZ)

Commercial and Public Projects -

- Radius from the trunk of 1 ft per diameter inch.
- A minimum of 50% of the RPZ preserved at the natural grade with no cutting, filling or trenching.
- Sidewalk construction is allowed if excavation does not exceed 3 inches.
- Approved alternative construction methods may be used.
- During construction, a 6 inch layer of mulch will be maintained.

Warranty for Commercial and Non-Residential Projects

- In lieu of establishing a RPZ, a Tree Preservation Warranty may be provided.
- Term of warranty is for 5 years.
- If the trees dies, then it must be replaced or mitigated.
- If the tree(s) are not replaced then the recipient will not be able to receive other permits.

Root Protection Zone (RPZ)

Residential Development - no RPZ

Protection Barrier

- A physical protection barrier is required for all preserved trees and/or natural areas.
- Fencing is required before site work is initiated and must be maintained throughout the construction process.
- Fence may be erected as close as 5 feet on one side of the trunk.

Trees on ROWs or other Public Property

- Requires approval to remove or damage existing trees of protected size within existing rights-of-way or easements.
- City has right to maintain trees and shrubs within all public properties to ensure safety and protect improvements.
- No person may attach rope, nails, etc. to or cut, carve, transplant, injure any tree unless authorized by the city.

Maintenance

Preserved trees must be maintained in a healthy state all times.

- Pre-construction activities.
 - Proper pruning or tying back branches that may be in conflict.
 - Mulching the RPZ.
 - Installing tree protection barriers.

Maintenance Cont'd

- During construction activities:
 - Watering preserved trees' RPZs and foliage.
 - Proper pruning of broken branches and roots including cutting roots cleanly.
 - Maintaining fencing during construction.

- * Oaks' wounds occurring within commercial or residential projects must be painted within 30 minutes per Oak Wilt ordinance.

**City of San Antonio
Development Services Department**

**Plan Submittal Requirements for
the Revised Tree Preservation
Ordinance**



June 2003

Plan Submittal Requirements

- **Master Development Plan Stage**
- **Platting Stage**
 - Residential
 - Commercial
- **Building Permit Stage**
 - Residential
 - **Tree Preservation Plan**
 - Commercial
 - **Tree Preservation Plan**
 - **Landscape Plan**

Master Development Plan Stage

Tree Stand Delineation with non-committal information:

- An aerial photo (6 inch pixel and 1”:400’ scale minimum);
- Boundaries of property/project and phases;
- Existing and proposed streets;
- Tree canopy delineated with basic information:
 - Square footage/acres of tree canopy
 - Type of large trees
 - Type of understory plants



Project Name
Ralph Fair

Project Address
11021 I-10 W

Contact:
R. Smith

Major large tree
Cedar elm, L

Major small tree
Tx persimmo

Fee:
\$200 for 2 a



Total square feet in site: 65,286
Total square feet of tree coverage: 43,572

Percentage of tree coverage in site: 66.74%



Plat or Building Permit

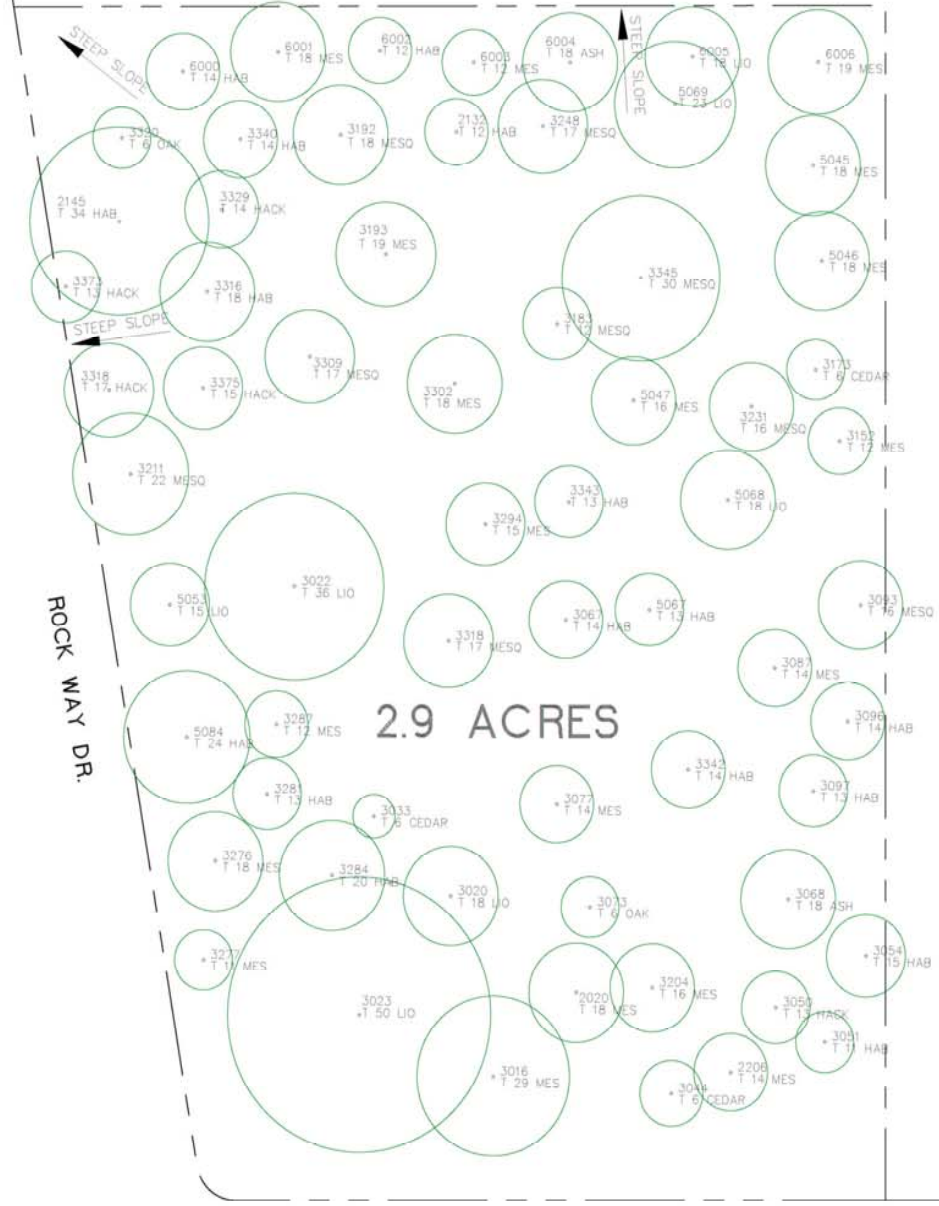
Complete submittal:

- Copy of the plat,
- Fees
- Completed Streetscape Form,
- Completed Tree Affidavit/Permit application,
 - Option 1 - no protected size trees,
 - Option 2 - protected trees, but none will be removed
 - Option 3 - project is exempt; requires VRP #
 - Option 4 - a percent of the protected trees will be removed and a tree preservation plan is included.

Tree Preservation Plan

If Option 4, Tree Preservation Plan is included (3 sets):

- Site Plan with survey
- Inventory
- Protection notes/specifications



TREELIST

2020	18" MESQUITE
2132	12" HACKBERRY
2145	34" HACKBERRY
2206	14" MESQUITE
3016	29" MESQUITE
3020	18" LIVE OAK
3022	50" LIVE OAK
3023	36" LIVE OAK
3033	6" CEDAR
3044	6" CEDAR
3050	13" HACKBERRY
3051	11" HACKBERRY
3054	15" HACKBERRY
3067	14" HACKBERRY
3068	18" ASH
3073	6" OAK
3077	14" MESQUITE
3087	14" MESQUITE
3093	16" MESQUITE
3096	14" HACKBERRY
3097	13" HACKBERRY
3152	12" MESQUITE
3173	8" CEDAR
3183	12" MESQUITE
3192	18" MESQUITE
3193	19" MESQUITE
3204	16" MESQUITE
3211	22" MESQUITE
3231	16" MESQUITE
3248	17" MESQUITE
3276	18" MESQUITE
3277	11" MESQUITE
3284	20" HACKBERRY
3287	15" MESQUITE
3291	11" MESQUITE
3294	15" MESQUITE
3302	18" MESQUITE
3309	17" MESQUITE
3316	18" HACKBERRY
3318	17" HACKBERRY
3320	6" OAK
3329	14" HACKBERRY
3340	14" HACKBERRY
3342	14" HACKBERRY
3343	13" HACKBERRY
3345	30" MESQUITE
3373	13" HACKBERRY
3375	15" HACKBERRY
5045	18" MESQUITE
5046	18" MESQUITE
5047	16" MESQUITE
5048	18" MESQUITE
5053	15" LIVE OAK
5068	18" LIVE OAK
5069	23" LIVE OAK
5084	24" HACKBERRY
6000	14" HACKBERRY
6001	18" MESQUITE
6002	12" HACKBERRY
6003	12" MESQUITE
6004	18" ASH
6005	18" LIVE OAK
6006	19" MESQUITE
TOTAL	1046 INCHES

U.S. HWY 6

TREE SURVEY

2004 DEVELOPMENT
PROCESS ISSUES

DRAWN BY:



Alternative to Tree Survey

Tree Stand Delineation Option For Wooded Sites:

- An aerial photo (6 inch pixel minimum):
 - Project and site information is the same as for other plans
 - Delineation of Significant tree canopy with information on the square footage of tree canopy;
 - Heritage trees located;
 - Indication of portion of Significant tree canopy to be preserved.
- Basic information on the types of large trees and understory plants.



— TREE CANOPY
- - - RIGHT-OF-WAY FROM

ROCK WAY DR.

34"
HACK
BERRY

36"
LIVE OAK

50"
LIVE OAK

TREE DEDICATION = 31,716 SF
% OF AREA OF CANOPY = 32%

TRACT AREA = 117,096 SF
AREA OF CANOPY = 100,550 SF

U.S. HWY 6

TREE CANOPY AREA

2004 DEVELOPMENT
PROCESS ISSUES

DRAWN BY:

Bury+Partners
ENGINEERING SOLUTIONS
10000 East Dallas Avenue, Suite 100
Dallas, TX 75241
Tel: (214) 416-4000 Fax: (214) 416-4001
Bury+Partners ©, Inc. 2/10/04 0014

Fees

Residential-Affidavit/Permit \$35/lot

Commercial:

- Tree Permit-Option 4 \$75/acre
- Affidavit:
 - Option 1- No Trees \$75/acre with \$2,000 max
 - Option 2- Yes Trees \$75/acre

Plan review fee \$75 per plan review

Pre-Construction Meetings No additional charge

Landscape Ordinance

- 25% shading requirement to all parking areas.
 - preserved trees credited at 100%.
 - new trees 75% on the interior and 50% on the perimeter.
- 70 Elective points required with increase in credit available for preserving existing trees.
- 15 additional elective points available for preserving planting understory plants with canopy trees in parking areas (no irrigation required).

Issues

- Vesting
- Applicability in the ETJ and Ag Exemption
- Measuring the multi-trunk protected small tree species
- Protecting Ashe Juniper, Hackberry, Mesquite, Huisache and protected small tree species.
- No RPZ for residential.

Room for Improvement

