

Proposed Amendment to Tree Preservation

District 8 Meeting - Igo Library
February 16, 2010

1

Goals

- Increase tree canopy coverage for the City and ETJ.
- Remove current deficiencies:
 - Agricultural Exemption
 - Single-Family Residential
- Simplify Tree Ordinance

2

Tree Committee

Stakeholders:

- San Antonio Conservation Society – Barbara Hall
- San Antonio Real State Council – Rick McNealy
- Greater San Antonio Builders Association – Jim Leonard
- Citizens Tree Coalition – Richard Alles
- Community at Large (Planning Commission) – Amy Hartman
- Technical Advisory Committee – Christopher Lindhorst
- Northeast Independent School District – Walter Scott
- Northside Independent School District – Bill Peters
- Northside Neighborhoods for Organized Development – Chuck Saxer
- Parks and Recreation – Michael Netwitch
- Regional Forester – Paul Johnson

3

Background

- Current Ordinance (preservation only):
 - Survey method
 - Significant trees (6" or greater):
 - 35% for residential & 40% for commercial
 - Mitigation at 1:1 ratio, up to 90%
 - 80% preservation in floodplain
 - Percentages are *net*, exclude rights of way and easements
 - Heritage trees (24" or greater) preserved at 100%
 - Mitigation allowed at 3:1 ratio, up to 90%
 - Current canopy is about 38%; American Forests recommends 40%.

4

Staff Proposed Amendments

- Introduce a final tree canopy requirement:
 - Single-family Residential = 38%
 - Multi-family and Nonresidential = 25%
 - CRAG area = 15%
- The final tree canopy requirement can be accomplished by maximizing the preservation of trees through a tree survey method or tree stand delineation alternative and by tree planting (if necessary) or payment into the mitigation fund.
- Any site will be required to preserve at least 20%.

5

Preservation cont.

- Keep requirements in environmentally sensitive areas and floodplains:
 - Require preservation of 80% of significant trees
 - Remove exclusion of rights of way and easements
 - Allow preservation to count toward requirements on remainder of site, except for floodplains.

6

Other Amendments

- Increase the cost per inch from \$100 to \$200 for mitigation, but ratios remain.
- Tree shade value for tree planting at 75%, based on Appendix E.
- Protect Heritage Trees at 80% in Tree Stand Delineation Method.
- Minimum diameter size for tree planting reduced from 3" to 1 ½" diameter.
- Removed tree warranty option.

7

Amendments cont.

- Trees shall be protected in single-family residential if counted towards preservation.
- Residential exemption only for lots less than ½ acre.
- No more than 25% of same species for replacement trees.
- Mitigation Fund shall pay for yearly Tree Canopy imagery.
- Numerous incentives such as LID, energy conservation, woodlands criteria, understory, planting locations, preserving beyond minimum, etc...
- New definitions.

8

Next Steps

- Planning Commission March 10, 2010.
- Infrastructure and Growth March 16, 2010.
- City Council – April 1, 2010.

9

Questions

10