



## DEVELOPMENT SERVICES



### Development Services Department Land Development - Environmental

**TO:** Mr. Rodriguez  
**FROM:** Charles Johnson  
**SUBJECT:** Tree Protection and Management  
**PROJECT:** INV-COM-INV24-22703704 - CIP Luckey Ranch South  
**DATE:** 2024-11-06

Dear Mr. Rodriguez and Team

Thank you very much for the opportunity to review and comment on the INV-COM-INV24-22703704 - CIP Luckey Ranch South project. I appreciate the attentiveness given to the tree preservation issues related to this project. Based on the currently available information, the project may proceed as a coordination project given only minimal tree trunk, limb or root protection zones will be impacted and no protected trees will be removed provided the following conditions are implemented:

- 1) Any and all limb or root trimming must be performed by and individual with, or trained by an individual with, a current and active Tree Maintenance License (TML) issued by the City of San Antonio.
- 2) No trees may be removed with this approval. No more that twenty-five (25%) of any one single tree canopy may be removed or root zone impacted.
- 3) Any and all excavations closer than one half the root protection zone distance from the tree trunk shall be hand dug to evaluate root impacts and determine if alternative construction techniques are required.
- 4) Should conditions change, and the tree trunks, limbs or root protection zone be potentially impacted, the Development Services Department Arborist Office shall be contacted within twenty-four(24) hours of identifying potential impact. The new information will be reviewed and evaluated to determine if a tree permit is required.
- 5) Staging areas located outside of the right of way must obtain a temporary use permit. Staging areas outside of the right of way must be inspected and approved by the Development Services Tree Inspector. The Development Services Tree inspector's information and GeneralComments below must be followed or a tree permit will be required.



## DEVELOPMENT SERVICES

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### General Comments:

- 1) Approval valid for 180 days.
- 2) Plans must be shared with the City of San Antonio's City Arborist at least two weeks prior to initiating field activities.
- 3) It shall be the responsibility of the coordination memorandum holder to maintain a copy of the approved tree plans, approved tree coordination memorandum and the conditions of approval imposed by the city
- 4) arborist readily available at the site at all times during which authorized work is in progress.
- 5) Tree protection may be required on a case by case basis by a representative from the City's Arborist Office, including during the pre-construction inspection.
- 6) Amendments. Notification and approval of the city arborist are required if changes need to be made to the plans that will impact protected trees or the root protection zone of protected trees. Approval of the changes must be received from the city arborist, in writing, before commencement of any work that is the subject of the change or field adjustment. Failure to comply with these requirements may result in a Stop Work Order, a penalty of \$2000.00, or both. Contractor is responsible for providing a licensed Tree Maintenance Professional throughout the project per City of San Antonio Ordinance
- 6) Article VIII Sec. 21-171.
- 7) Contractor is responsible for providing a licensed Tree Maintenance Professional throughout the project for tree related activities per City of San Antonio Ordinance Article VIII Sec. 21-171.
- 8) 35-477 (j) It shall be the responsibility of the plan holder to maintain a copy of the data and drawings required by this section, and the conditions of the City Arborist, readily available at the site at all times during which the authorized work is in progress.
- 9) Avoid cutting roots larger than one (1) inch in diameter when excavating near existing trees. Excavation beneath the dripline shall proceed with caution. Roots will be cut with a rock saw or by hand not an excavator or other construction equipment.
- 10) 35-523 (k) (4) All broken branches & exposed roots of Significant, Heritage or mitigation trees shall be cut cleanly. Tree roots shall be cut with a saw and painted prior to excavation with equipment.
- 11) Staging, Parking, Storage, Employee Parking, etc.,
  - a) All construction access and staging areas will need to be surveyed and associated tree impacts will need to be accounted for in the preservation plan.
  - b) Staging, parking, and material storage areas and project limits of clearance must be discussed and approved with the inspector during the pre-construction/fencing inspection.



## DEVELOPMENT SERVICES

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- c) No equipment, vehicles or materials shall operate or be stored within the root protection zone of any tree near the project.
- d) 35-523 (k) (5) All offsite staging, storage, project trailers, employee parking, etc. are required to obtain and comply with a Temporary Uses Certificate of Occupancy.
- 12) 21-170 (b) All wounds to the trunk, limbs, and root system of oak trees in the city that expose sapwood shall be painted within 30 min. of the wound with asphaltic, exterior oil or latex based paint.
- 13) 35-523 (j) (1) Root Protection Zone:
  - a) A root protection zone must be established around the trunk of each tree preserved or mitigation tree. The root protection zone shall be an area defined by an average radius extending outward from the trunk of the tree a distance of one (1) linear foot for each inch (DBH).
  - b) The root protection zone area shall be preserved at natural grade, with natural groundcover.
  - c) No equipment, vehicles or materials shall be stored within the root protection zone of any tree near the project.
  - d) No cutting, filling, trenching, root disturbance, soil disturbance, or construction impacts shall occur closer to the trunk than one-half ( $\frac{1}{2}$ ) the root protection zone radius except in parking areas where approved alternative materials and methods are used, construction may be as close as five (5) feet from the root flares on one (1) side of the tree. The impervious cover may encroach within the root protection zone if said encroachment is approved by the city arborist.

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