



PROPERTY DESCRIPTION

**Zoning:** R-4, MC-1  
**Property Description:** County Block 5544  
**Parcel Key:** 208404, 512278  
**Owner's Representative:** Jeffry Knippel, Capital Programs Manager  
City of San Antonio, Public Works Department  
Jeffry.Knippel@sanantonio.gov, [210] 207-4334  
**Watering Method:** POTABLE WATER

MANDATORY CRITERIA

IRRIGATION

Landscape areas shall be irrigated with a system that is suitable for the type of plantings installed. An in ground irrigation system consisting of water line, water emitters and a controller is required to have a separate water service if the San Antonio Water System is the purveyor.

PARKING LOT SHADING

Canopy trees shall be provided to shade a minimum of 25% of a parking lot. Existing trees preserved on a site within 12 feet of any edge of a parking lot or in an island or peninsula not less than 9 feet by 18 feet shall be calculated at 100%. Newly planted trees planted in an island or peninsula not less than 9 feet by 18 feet shall be calculated at 75%. Newly planted trees planted adjacent to a parking lot within 12 feet of any edge of a parking lot shall be calculated at 50%. (20) points are awarded for compliance with this section.

Parking Lot Size (SF)	109,607
Shading Required (25%)	27,402

EXISTING TREES @ 100%	VALUE (\$F)	QTY	SUBTOTAL
Mesquite	550	1	550
Canopy Provided (SF)			550

PROPOSED TREES @ 75%	VALUE (\$F)	QTY	SUBTOTAL
Cedar Elm	875	2	1312.5
Chinkapin Oak	875	1	656.25
Mexican Sycamore	1200	5	4500
Canopy Provided (SF)	8		6,469

PROPOSED TREES @ 50%	VALUE (\$F)	QTY	SUBTOTAL
Cedar Elm	875	15	6562.5
Chinkapin Oak	875	10	4375
Mexican Sycamore	1200	12	7200
Monterrey Oak	875	2	875
Retama	275	10	1375
Canopy Provided (SF)	49		20,388

Total Shading Provided (SF)	25%	27,406
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BICYCLE PARKING

6 spaces required, 8 spaces provided

TREE MITIGATION

UPLAND TREE MITIGATION (inches)	291.8
FLOODPLAIN BUFFER TREE MITIGATION (inches)	19.8
<b>TOTAL MITIGATION (inches)</b>	<b>311.6</b>
FLOODPLAIN TREE MITIGATION* (inches)	-2
*Does not apply toward remainder of lot	

Species	Qty	Size (cal. in.)	Subtotal
Bur Oak	10	4	40
Cedar Elm	20	4	80
Chinkapin Oak	22	3	66
Mexican Sycamore	20	3	60
Monterrey Oak	19	3	57
Retama	12	3	36
Yaupon Holly	6	2	12
(Minus Parking Trees)	56	-1.5	-84

Total Mitigation (inches)	267
Difference	44.6
Payment @ \$200/inch	\$ 8,920.00

ELECTIVE CRITERIA

ELECTIVE TREE PRESERVATION

Points are awarded for the preservation of existing trees as follows:

DBH equal to or exceeding 4, but less than 6 inches	3 pts
DBH equal to or exceeding 6, but less than 12 inches	4 pts
DBH equal to or exceeding 12, but less than 18 inches	6 pts
DBH equal to or exceeding 18 inches	8 pts
100% credit is given until 30 points is reached, after which 50% is given.	

PRESERVATION @100%		
ID	SPECIES	CAL (IN) PTS
4449	Mesquite	17 6
4457	Mesquite	14 6
6061	Hackberry	14 6
6067	Hackberry	14 6
6068	Hackberry	14 6
Points	30	

SCREENING OF SURFACE PARKING

- Twenty-five (25) points are awarded for screening a surface parking lot within the street yard in accordance with the following subsections:
- The screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways.
  - The screening must be at least thirty (30) inches in height. If plants are used, they must achieve the minimum height and form an opaque visual barrier at maturity. If non-living materials are used to satisfy the screening requirement, plants must be provided along a minimum of twenty-five (25) percent of the screen's frontage.
  - Any screening placed in a clear vision area must comply with the restrictions contained in section 35-506 of this chapter.

POINTS SUMMARY

Category	Points
PARKING LOT SHADING	20
PARKING LOT SCREENING	25
ELECTIVE TREE PRESERVATION	30
<b>Total Landscape Points Earned</b>	<b>75</b>
Total Landscape Points Required	70

TREE CANOPY COVER

Lot Size (SF)	384,174
Floodplain Size (SF)	(80,301)
<b>Effective Lot Size (SF)</b>	<b>303,873</b>
<b>Canopy Required (SF: 25%)</b>	<b>75,968</b>

EXISTING TREES @100%	VALUE (\$F)
Upland Canopy	7,356
Floodplain Buffer Canopy	1,100
	<b>8,456</b>

PROPOSED TREES @ 90%	VALUE (\$F)	QTY	SUBTOTAL
Bur Oak	1200	10	10800
Cedar Elm	875	18	14175
Chinkapin Oak	875	18	14175
Mexican Sycamore	1200	12	12960
Monterrey Oak	875	16	12600
Retama	275	10	2475
Yaupon Holly	275	6	1485
Canopy Provided (SF)			68,670

Total Canopy Provided (SF)	25%	77,126
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REVIEWER NOTE

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFERENCE PLANTING PLAN. CALCULATIONS FOR CODE COMPLIANCE ARE LISTED HERE.

COSA PLANTING NOTE:

ALL TREE PLANTING SUBJECT TO SECTION 35-523(m) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS. IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERY ONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL. REF. SEC 35-523. TREE PRESERVATION. (M) GENERAL PLANTING STANDARDS. (7)

SOUTH FLORES POLICE SUBSTATION

8801 S FLORES ST.  
SAN ANTONIO, TEXAS

project number	issuance / revisions
23-01	10.25.24 100% CONSTRUCTION DOCUMENTS
design professional	05.27.25 ISSUE FOR PERMITTING AND CONSTRUCTION
	03.06.25 1 PERMIT COMMENTS
	04.17.25 2 ADD 02
	05.27.25 3 POST BID ADD 01



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LANDSCAPE ORDINANCE COMPLIANCE PLAN