



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

TPV 20-057

<b>Project:</b>	Ft. Sam ISD New Roadway (Winans Rd to Rittiman Rd.)
<b>Address:</b>	East Edge of Ft. Sam Houston From Winans Rd to Rittiman Rd
<b>A/P #/PPR #/Plat#:</b>	A/P #2582801
<b>VR Submittal Date:</b>	October 6, 2020
<b>VR Submitted by:</b>	Mr. Raul Garcia with Garcia and Wright Consulting Engineers, Inc., on behalf of Mr. Sean Strong of the City of San Antonio Public Works Department
<b>Issue:</b>	Below 80% Tree Stand and 100 % Heritage tree preservation within 100-year Floodplain and Environmentally Sensitive Areas (2010 Ordinance)
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-523 (h).
<b>By:</b>	Mark C Bird, City Arborist

The Development Services Department (DSD) reviewed the information presented in Mr. Raul Garcia's letter dated October 6, 2020.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, "Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one-hundred (100) percent preservation within the 100-year floodplains and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive area except when a variance is granted by the Planning Commission."

The applicant is requesting an Environmental Variance to mitigate for the removal of a single 28-inch heritage Hackberry tree in the floodplain in excess of the 100% minimum preservation of heritage trees in place under the 2010 Tree Preservation Ordinance for development of the Fort Sam Houston ISD New Roadway from Winans to Rittiman. DSD staff does agree with the applicant's request to mitigate by planting new native species trees for removal of one (1) heritage Hackberry tree determined to be below 100% heritage tree preservation in the floodplain for the following reasons:

*Existing site conditions* – The project consists of a new twenty-four (24') foot wide access road to the Robert G. Cole Middle School of the Fort Sam Houston Independent School District. The road will be located between the east side of Fort Sam Houston and the west edge of John James Park. The road alignment is constrained on the west because Fort Sam Houston requested a 20-foot security buffer from their eastern property line. In addition, moving the road further to the east into the park area would result in the removal of 3 additional heritage trees totaling 76 inches of heritage trees. This road alignment would also cause preservation of significant trees to be below 80% minimum preservation floodplain buffer zone. Therefore, the final design alignment will remove only one single 28-inch Hackberry tree with 84.4% preservation of heritage trees within the project limits. The minimum tree stand preservation requirements in the upland, Environmentally Sensitive Areas and floodplain

were achieved. In addition, 100 percent of the heritage trees were preserved in the upland and environmentally sensitive areas.

*Tree mitigation and canopy diversity* – The applicant proposes to meet the Floodplain Heritage Tree Survey Delineation mitigation requirements as follows:

1. Locating the proposed roadway to minimize tree impacts and causing the removal of only one 28" heritage Hackberry tree.
2. Preserving 63.48% of significant tree canopy in the upland/non-floodplain (38.48% over minimum 25% required preservation (total canopy 140,408.02, canopy removed 51,277.95 SF, canopy preserved 89,130.07 SF)
3. Mitigation Evaluation:
  - a. Total mitigation = 28 inches.
  - b. Plant fourteen (14) 2" caliper native species trees
4. Provide increased species diversity by planting recommend native large species trees per UDC Appendix E: San Antonio Recommended Plant List. Recommended trees: Pecan, Mexican sycamore, Canby oak, Cedar elm.

DSD staff supports the applicant's Variance request to fall below 100% Heritage Tree requirements in the floodplain based on the conditions of the site, the need to install the secondary road to Robert G. Cole Middle School and planting 14 trees to offset removal of the single heritage tree. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval of Variance Request



Mark C Bird  
Assistant City Arborist  
DSD – Land Development – Tree Preservation



Date

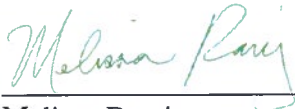


Stephen Stokinger, P.E.  
Development Services Engineer  
DSD – Land Development - Engineering

2020/10/23

Date

I have reviewed the Variance Request and concur with the recommendation.



Melissa Ramirez  
Assistant Director  
DSD – Land Development

10/23/2020

Date