



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Terra Falls PUD
Address:	7386 Heuermann Rd
A/P #/PPR #/Plat#:	Plat # 180365
VR Submittal Date:	10/8/2018
VR Submitted by:	Jose Cantu, PE Red & Black Engineering Group, LLC on behalf of David Pugsley, 123 Heuermann, LLC
Issue:	Below minimum tree preservation in Environmentally Sensitive Areas/Steep Slopes in excess of 20%
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
By:	Mark C Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Jose Cantu's letter submitted October 8th, 2018. Please refer to the attached Map for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 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 both the 100-year floodplains and environmentally sensitive areas. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the planning commission'.

The applicant wishes to remove significant trees in excess of the preservation requirements for environmentally sensitive areas. DSD staff does agree with the applicant's request to go below the minimum preservation for steep slopes for the following reasons:


1. Due to the shape of the lot, design constraints, and the location of the natural low that contains slopes in excess of 20% the minimum significant tree preservation of 80% will not be met. The total area of steep slopes in excess of 20% is approximately 3.5 acres. The total acreage of the property is 6.1 acres.
2. The site plan design was only able to provide 12% preservation of significant trees in the ESA steep slope area resulting in 907 inches in mitigation. Mitigation will be met by a combination of preservation of undersized trees on the site and planting 130 – 5 inch caliper trees throughout the development. The 2 required trees per lot will be up-sized from 1.5 caliper inches to 2.5 caliper inches for a total of 1070 inches of mitigation.

3. In addition to mitigation for tree removal in excess of the 80% preservation in the ESA steep slopes the applicant is participating in the Southern Edwards Plateau Habitat Conservation Plan (SEP-HCP). A total fee of \$85,470.00 was paid to mitigate for golden checked warbler (3:1), and karst impacts (1:1).

DSD staff agrees with the applicants' request to mitigate for trees removed in excess of the preservation requirements for significant trees in the steep slope areas. The Variance Request does meet the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval

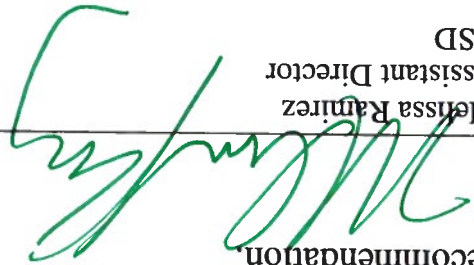

Mark C Bird

City Arborist
DSD - Environmental

Kevin Collins, P.E.
Development Services Engineer
DSD - Land Development Engineering

11-7-2018
Date

11/7/18
Date

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


Melissa Ramirez
Assistant Director
DSD

Nov. 7, 2018
Date