



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	The DoSeum Parking Expansion
Address:	2800 Broadway, San Antonio, TX
A/P #/PPR #/Plat#:	AP# 2134737
VR Submittal Date:	May 31, 2016
VR Submitted by:	Mr. David Beyer of Stantec on behalf of The DoSeum
Issue:	Below 80% preservation with 100-year Floodplain (2015 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h).
By:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. David Beyer's letter dated May 31, 2016.

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. Mitigation shall be prohibited in floodplains and environmentally sensitive area except when a variance is granted by the Planning Commission."

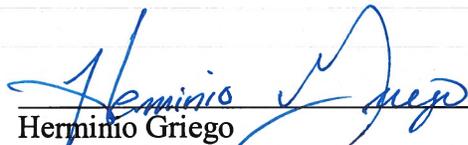
The applicant is requesting a Variance Request to mitigate for removal of significant trees in excess of the 80% minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of a new parking lot for The DoSeum. DSD staff does agree with the applicant's request to mitigate for significant below 80% preservation for the following reasons:

1. *Existing site conditions* - Due to existing site conditions, design and layout constraints, the project is unable to preserve the minimum 80% of significant trees on site. There are a total of fourteen (14) protected size trees within the project limits of which two (2) will be preserved due to the required grading, utility infrastructure, and location of the proposed parking lot.
2. *Tree mitigation and canopy diversity* - The project will meet the required mitigation requirement of 118.2 inches by planting a total of 22 trees (for a total of 51.5 inches) and paying the remaining 66.7 inches of mitigation into the Tree fund (\$13,340.00). The proposed planting plan provides added species diversity to include large, medium and small species native trees per Appendix E "San Antonio Recommended Plant List." Recommended trees proposed to be planted for mitigation include: Shumard Red Oak, Yaupon Holly, Mexican Redbud, Texas Mountain Laurel and Bald Cypress.
3. *Low Impact Design Features* – In addition to the tree plantings and tree fund payment, the project will also include Low Impact Development (LID) features to help capture

runoff from the 52 new parking spaces. The two LID features will be located along the E. Mulberry frontage. The parking lot design focused on highlighting the two (2) bio-retention areas (approx. 18,047 sq.ft.) to serve as demonstration gardens showcasing the importance of Low Impact Development in order to treat stormwater runoff. The design team followed the LID recommendations set forth by Bexar County and collaborated with Jake Aalfs at the San Antonio River Authority. The LID features will be enhanced by using native landscape plant material adaptable to a variety of wet and dry conditions.

DSD staff supports the applicant's request to fall below 80% of significant tree preservation requirements based on the conditions of the site, design constraints, and exceeding mitigation and canopy requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval



Herminio Griego
Assistant City Arborist
DSD – Land Development – Tree Preservation

6-7-16

Date

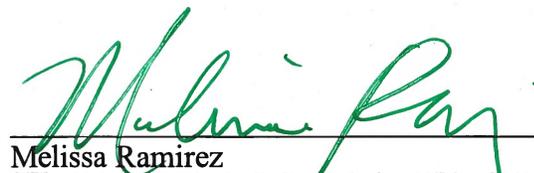


Pablo G. Martinez, P.E.
Development Services Engineer
DSD – Land Development - Engineering

6/7/16

Date

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



Melissa Ramirez
Interim Assistant Director
DSD – Land Development

June 8, 16

Date