



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	F.M. 1516 Self Storage
Address:	5050 North F.M. 1516, San Antonio, TX 78209
A/P #/PPR #/Plat#:	Plat 140551 A/P# 2037929
VR Submittal Date:	3/24/2016
VR Submitted by:	GE Reaves Engineering, Inc. on behalf of K & L Properties
Issue:	Below 80% preservation for significant trees in floodplains and Environmentally Sensitive Areas
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. Gustavo Gonzalez, P.E., letter submitted February 24, 2016. 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), 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 areas except when a variance is granted by the Planning Commission”.

The applicant wishes to remove significant trees in the project boundaries inside the floodplain buffer for the development of the property as a self storage facility. DSD staff does agree with the applicant's analysis to remove significant trees in excess of eighty (80) percent preservation requirements for the following reasons:

1. The site plan for the development of the property took all practical measures to minimize adverse impacts on the public health, safety and welfare of the surrounding area.
2. Preservation in the floodplain is 88% which is above the minimum 80% preservation requirement per the ordinance. Preservation in non-floodplain at 45.5% which exceeds the minimum 40% preservation requirement.
3. All heritage trees (3 heritage Mesquite trees) will be preserved on the site.
4. There will be a variety of fifteen (15) native large species trees planted near parking areas and at the headwater of the tributary to provide environmental elements to reduce the amount of pollutants entering the stream and provide storm water benefit. In addition to

planting trees for mitigation the applicant is paying \$14,400.00 into the tree canopy fund for the planting of trees.

DSD staff agrees with the applicants' analysis and supports the request go below the minimum preservation in the floodplain buffer. 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

Date

6-7-2016



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

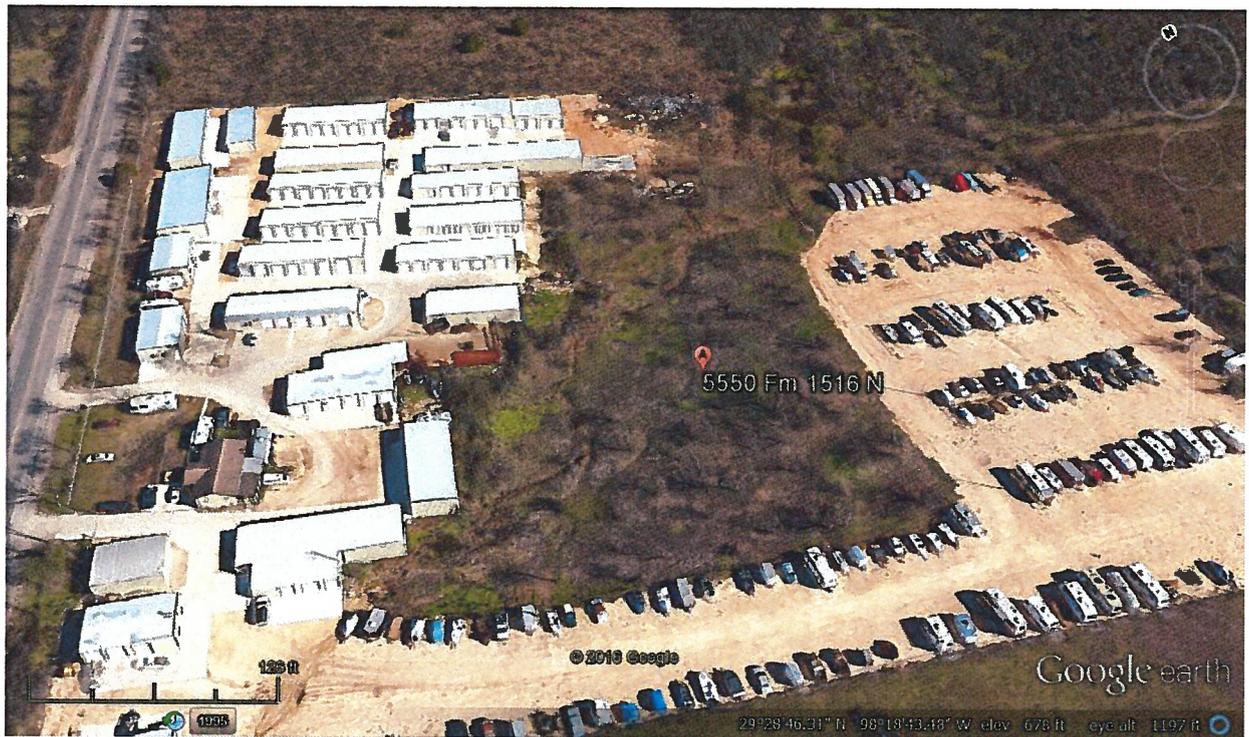
6/7/16
Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Melissa Ramirez
Interim-Assistant Director
DSD

June 8, 16
Date



NOT TO SCALE



GE Reaves Engineering, Inc.
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 San Antonio, Tx. 78224
 (210) 490-4506 Fax 490-4812
 Texas Firm Registration F-1808

5550 FM 1516 EXHIBIT

CONVERSE, TEXAS 78109

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