



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Westpointe East Units 22S & 22R
Address:	South of Wiseman Blvd., West of Cottonwood Way
A/P #/PPR #/Plat#:	A/P# 2032567
VR Submittal Date:	04/23/2015
VR Submitted by:	Mr. Trey Dawson, Pape-Dawson Engineers
Issue:	Below 80% preservation of Significant trees in Floodplain Buffer/ESA, and below 20% Significant preservation non-Floodplain
Code Sections:	The Unified Development Code (UDC) – Article 5, Division 5. Natural Resource Protection, Section 35-523 (f) Table 523-1A states that “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.”
By:	Mark C Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Trey Dawson's letter dated April 23, 2015.

The Unified Development Code (UDC) – Article 5, Division 5. Natural Resource Protection, Section 35-523 (f) Table 523-1A states that, “up to 80% of significant and heritage trees may be mitigated rather than preserved” and Section 35-523 (h) states, “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” (2010 Tree Preservation Ordinance)

The applicant wishes to go below the minimum 80% preservation for significant trees in the Floodplain Buffer/ESA, and below 20% preservation of significant trees for the **Westpointe East Units 22S and 22R Subdivision Project**. DSD staff agrees with the applicant's request to go below the minimum preservation requirements for Floodplain Buffer/ESA and below significant tree preservation minimums for the following reasons:


1. *Site Constraints:* Due to existing site conditions that include a floodplain and floodplain buffer near residential lots a large amount of fill is required to raise some lots out of the floodplain. The result of placing select fill for residential lots will remove 77 inches of significant trees in the thirty (30) foot floodplain buffer.

Preservation of significant trees on residential lots outside of the floodplain and floodplain buffer is 16.7% which will require a total of 396 inches of significant tree mitigation and a total of 531 inches of heritage tree mitigation (177x3).


2. *Tree Preservation Mitigation Provided:* To meet mitigation requirements for removing protected trees in excess of the minimum preservation percentages required by the UDC a total of 1060 inches of trees will be replanted. A combination of six (6) large species and four (4) small species trees will be planted on 106 residential lots. Furthermore, 100% of the significant inches removed in the floodplain buffer, a total of 77 inches, will be mitigated.
3. *Tree Canopy Provided:* The planting of mitigation trees and the required 2 trees per lot will exceed the minimum 38% tree canopy requirement for single family residential by 13.4% for an estimated 51.4% final tree canopy coverage.

DSD staff supports the applicant's request to go below the minimum preservation for significant trees in the Floodplain Buffer/ESA, and below 20% minimum preservation of significant trees for **Westpointe East Units 22S and 22R**. The proposed Variance Request meets the spirit and intent of the Tree Ordinance by providing 100% mitigation planted on lots throughout the subdivision.

RECOMMENDATION: Variance Request Approval



Mark C Bird
City Arborist
DSD -Environmental

Date 5/12/2015


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

Date 5/14/15

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


John Jacks
Assistant Director
DSD

Date 5-15-15