CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Tribute Ranch Subdivision
Address:	Northeast of Dove Ranch and Fox Hunt Way
A/P #/PPR #/Plat#:	AP# 2191467
VR Submittal Date:	May 15, 2017
VR Submitted by:	Mr. David Cupit, P.E. of M.W. Cude Engineers on behalf of Brian Otto, Meritage Homes of Texas
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100-Year Floodplain and Environmentally Sensitive Area (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 Cupit's letter dated May 10, 2017.

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 both the 100-year floodplain 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 trees in excess of the 80% significant tree and 100% heritage tree minimum preservation requirements of protected trees within the 100-year floodplain and environmentally sensitive area in place under the 2015 Tree Preservation Ordinance for construction of Tribute Ranch Subdivision. DSD staff does agree with the applicant's request to mitigate for significant below 80% and heritage below 100% preservation for the following reasons:

1. *Existing site conditions* - Due to existing site conditions, design and layout constraints, and the contractor not following the previously approved tree plan, the project is unable to preserve the minimum 80% of significant trees and 100% of heritage trees within the 100-year Floodplain and Environmentally Sensitive Area (ESA). A significant amount of the site is located within the FEMA 1% annual chance floodplain. The ESA located onsite is a 30' riparian buffer parallel to the current floodplain limits. In an effort to increase tree preservation, the engineer re-designed the site but was not able to provide a plan that could meet the current tree preservation requirements.

2. *Tree mitigation and canopy diversity* - The project will meet the required mitigation requirement of 1,589 inches by upsizing the required 2 trees per lot from 1.5" to 2" and

planting an additional 206 trees at 2" caliper trees for a total of 505" planted back onsite. Out of 206 additional trees planted, 186 trees will be planted on the south or west side of the building to receive the energy conservation credit and 20 trees will be planted throughout open spaces in the community. The remaining mitigation balance of 1,084 inches will be paid using Tree Credits (771 inches of mitigation has been paid to date using Tree Credits). The proposed planting plan provides added species diversity to include large and medium tree species native trees per Appendix E "San Antonio Recommended Plant List." Recommended trees proposed to be planted for mitigation include: Live Oak, Cedar Elm, Shumard Red Oak, Texas Sycamore and Monterrey Oak.

DSD staff supports the applicant's request to fall below 80% of the tree preservation requirements in the 100-year Floodplain and Environmentally Sensitive Area (ESA) 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

5/16/17
Date

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

5/16/17
Date

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

Melissa Ramirez
Assistant Director
DSD – Land Development

5/17/17
Date