



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Graytown Road Improvements (a.k.a Summerhill Subdivision)
Address:	SE Corner of the Intersection of E Loop 1604 N and Graytown Rd.
A/P #/PPR #/Plat#:	AP# 2057043
VR Submittal Date:	July 7, 2017
VR Submitted by:	Mr. Rick Gray, P.E., KFW Engineers on behalf Gordon Hartman, Velma Development, LLC.
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. Rick Gray's letter dated July 7, 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. 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 tree stand within the 100-year floodplain in excess of the 80% minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of Graytown Road Improvements (a.k.a. Summerhill Subdivision). DSD staff does agree with the applicant's request to mitigate for tree stand below 80% preservation for the following reasons:

1. *Existing site conditions* - The project is unable to preserve the minimum 80% of tree stand on site due to existing site conditions, design and layout constraints, and the downstream grading to improve the 100-year floodplain limits associated with the Graytown Road Improvements. This portion of the Graytown Road Improvements is not associated with a Capital Improvements Project and will be fully funded by the Developer, Velma Development LLC. There were no alternative design options that would preserve the trees due to the confines of the project geometry. The previously approved Tree Preservation Plan had preserved 81.49% of the tree stand within the 100-year floodplain.
2. *Tree mitigation and canopy diversity* - The project will meet the required tree stand mitigation of 34,687 square feet by planting a total of 33 – 1.5" caliper native large species trees (49.5 total inches) near the entrance to Summerhill Subdivision and providing a permanent in-ground irrigation system. This will bring the post development tree canopy back up to the previously approved tree preservation amount of 81.49% tree

stand within the 100-year floodplain. The proposed planting plan provides added species diversity to include large species native trees per Appendix E "San Antonio Recommended Plant List." Recommended trees proposed to be planted for mitigation include: Shumard Red Oak, Pecan, Mexican Sycamores, Cottonwood and Bur Oaks.

DSD staff supports the applicant's request to fall below 80% of tree stand 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.

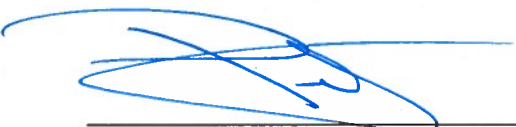
RECOMMENDATION: Approval



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

7/19/17

Date




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

7/19/17

Date

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



Michael Shannon
Director
Development Services Department

7/24/17

Date