



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Ivy Subdivision Lot 4
Address:	13380 W FM 471, San Antonio, TX 78253
A/P #/PPR #/Plat#:	AP# 1979230
VR Submittal Date:	August 27, 2018
VR Submitted by:	Mr. Ross Corder, P.E., of Jones Carter on behalf of Tim Harrington of Investment & development Ventures, LLC
Issue:	Below 80% significant trees within 100- Year Floodplain and Environmentally Sensitive Area (2010 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. Ross Corder's letter dated August 27th, 2018.

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 areas except when a variance is granted by the Planning Commission."

The applicant is requesting a Variance Request to mitigate for removal of significant tree stand in excess of the 80% preservation requirements within both the 100-year floodplain and environmentally sensitive area in place under the 2010 Tree Preservation Ordinance for construction FMC Technologies Development (Ivy Subdivision Lot 4) project. DSD staff does agree with the applicant's request to mitigate for significant below 80% for the following reasons:


1. *Existing site conditions* – The project had an approved tree stand delineation plan and construction for the project was completed in 2014-2015. The pre-development tree stand plan consisted of young Mesquite and Huisache trees with heritage Oak trees. A recently approved LOMR and TXDOT ROW reservation request has resulted in 0% preservation within the 100-year floodplain and ESA area. An updated tree preservation plan has been submitted to address excess tree removal in the floodplain and ESA. Originally the site had a total of 755,013 square feet of tree stand of which 47,382 square feet (6.3% of total site) was located within both the 100-year floodplain and ESA. The updated tree preservation plan has a total of 755,013 square feet of tree stand, and due to the recently approved LOMR, only 6,703 square feet (0.9% of total site) of tree stand is now located within both the 100-year floodplain and ESA, resulting in 0% preservation within both

the 100-year floodplain and ESA area. Total project area is 36 acres (1,568,160 square feet). The total required mitigation for both the 100-year floodplain and ESA area is 102.75 inches.

2. *Tree mitigation and canopy-* The revised tree plan will exceed the required mitigation of 102.75 inches by paying 100% of the mitigation, 143.4 inches, into the Tree Mitigation Fund. The Tree Mitigation Fund payment will be \$28,674.12. This is in addition to the 216 – 4 inch caliper native medium to large shade trees already planted for tree canopy cover requirements. The planting plan provides added tree species diversity which includes Live Oak, Shumard Red Oak, Cedar Elm, Bur Oak and Bald Cypress trees. The 216 trees that are planted for tree canopy cover requirements will, at maturity, provide 201,690 square feet of canopy cover.

DSD staff supports the applicant's request to fall below 80% of significant tree stand preservation requirements within both 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

9-5-18

Date



Kevin Collins, P.E.
Development Services Engineer
DSD – Land Development - Engineering

9/5/18

Date

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



Melissa Ramirez
Assistant Director
DSD – Land Development

9/5/18

Date