



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

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|---------------------------|---|
| Project: | INTERCHANGE 3 |
| Address: | 3019 NE Loop 410 |
| A/P #/PPR #/Plat#: | AP# 2168036 |
| VR Submittal Date: | 08/28/18 |
| VR Submitted by: | Mr. Jon Robinson L.A., Horizon Design and Development on behalf of IGX DDELTA CORNERSTONE |
| Issue: | Below 80% preservation with (ESA) Environmental Sensitive Area (2010 Ordinance) |
| Code Sections: | Unified Development Code (UDC), Section 35-523 (h). |
| By: | Jacob Sanchez, Assistant City Arborist |

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson's letter dated August 28, 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 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 significant trees within the 30' Environmental Sensitive Area in excess of the 80% minimum preservation of significant trees in place under the 2010 Tree Preservation Ordinance for construction of a previously approved development that now is proposing a wider driveway that will provide accessibility to a proposed loading dock. DSD staff does agree with the applicant's request to mitigate for significant trees below 80% preservation for the following reasons:

1. *Existing site conditions* – The Interchange Park North building, located at 3109 East Loop 410, is on an approximately 7.50 acre parcel of land of which approximately 4.82 acres of the property is within the regulatory floodplain/riparian buffer and adjacent to an existing detention pond severely limiting access. The initial driveway alignment shown on the plans was the most feasible route to access the loading dock and preserve trees. A revised driveway alignment to accommodate access for larger vehicles will require the removal of one (1) of the two (2) protected Huisache trees which is located approximately fourteen (14) inches inside of the 30 foot floodplain buffer. The removal of one (1) of the two (2) protected trees will result in 52.3% preservation which is below the 80% requirement for Environmental

Sensitive Area preservation. The required mitigation for falling below 80% preservation is 11.6 inches.

2. *Tree mitigation* - A total of 33.6 diameter inches of trees will be mitigated by paying in to the Tree Mitigation Fund \$6,720 (33.6 inches x \$200 per inch). This will payment will account for the entire preservation mitigation owed, in addition, the owner will preserve 22 inches of large significant species within the ESA and preserve an additional 21 inches of undersized protected species that located within the 30' Environmental Sensitive Area.
3. DSD staff supports the applicant's request to mitigate for significant trees below 80% preservation requirements based on the conditions of the site, design constraints, and exceeding mitigation requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval

Jacob Sanchez
Assistant City Arborist
DSD – Plan Review – Tree Preservation

Date

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

Date

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

Melissa Ramirez
Assistant Director
DSD – Land Development

Date