



VARIANCE REQUEST ANALYSIS TPV-20-014

Project:	Idea Culebra Phase I
Address:	10138 Culebra Rd. San Antonio, TX 78251
A/P #/PPR #/Plat#:	AP# A2487659 (Site Work) & A2522546 (Building Permit) Plat # 180548
Variance Submittal Date:	February 19 th , 2020
Variance Submitted by:	Mr. Les Bell, L.H. Bell Landscape Architect on behalf of Wyatt Truschiatt, IDEA Public Schools
Issue:	Below 80% Significant Tree and 100% heritage tree preservation within 30' (ESA) Environmentally Sensitive Area (2015 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (f) (2) Table 523-1A, Up to 80% of Significant and Heritage trees may be mitigated rather than preserved.
By:	Jacob Sanchez, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Les Bell's letter dated February 19, 2020.

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 significant trees in excess of the 80% preservation requirements within the Environmentally Sensitive Area in place under the 2015 Tree Preservation Ordinance for construction of Ideal-Culebra Academy Phase I. DSD staff does agree with the applicant's request to mitigate for the removal of significant trees below 80% for the following reasons:

1. *Existing site conditions* – The 17.4 undeveloped acre site is located at 10138 Culebra Rd.- 500' west of Les Harrison and Culebra Rd. Within the site is approximately 7.69 acres of 100-Year Floodplain. Located parallel to the 100-Year Floodplain, is a 30' wide Environmentally Sensitive Area (ESA) that makes up 0.79 acres. To increase overall tree preservation the engineer re-designed the site multiple times but was not able to provide a plan that could meet the current tree preservation requirements. The ESA site only contains (6) large significant species trees for a total of 68" inches. It was determined the best way to limit disturbance in the 100-Year Floodplain was excavate the ESA area. The result of this site plan was removal of significant trees below the minimum 80% within

the limits of the ESA. Trees within the 100-Year Floodplain will be preserved at 100%. Within the ESA, the preservation rate is 66% significant tree preservation. The required mitigation for the ESA area is 9.4” inches. There are no Heritage trees within the ESA.

2. *Tree mitigation* - The project will exceed the required mitigation of 9.4” inches by planting an additional (8) medium to large species at 3” caliper each which will achieve a total of 24” inches. This mitigation exceeds the minimum 80% tree preservation required within the ESA that will reestablish 100% Tree Preservation within the 30’ ESA.
3. To reclaim the disturbed areas of the ESA, the Owner requests to use drill seeding with native seed mix. To ensure a minimum of 85% establishment the seeded area will receive water from temporary irrigation via the campus automatic irrigation system. The seed mixture shall be sourced from Native American Seed, P.O. Box 285, Junction, Texas 76849 (www.seedsource.com). The seed blend shall be “Native Trail Mix” and is comprised of a mixture of plant seeds conducive to this area.

The proposed planting plan provides added tree species diversity to include native medium and large shade tree species per Appendix E “San Antonio Recommended Plant List.”

DSD staff supports the applicant’s request to fall below 80% of significant tree preservation requirements within the Environmentally Sensitive Area (ESA) 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: Variance Request Approval

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

Date

Stephen Stokinger, 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