



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV 21-007

Project:	SA BigHaus
Address:	Southwest Corner of the Intersection of Babcock and Kyle Seale Parkway
A/P #/PPR #/Plat#:	AP#2578125/Plat 20-11800047
VR Submittal Date:	November 12th, 2020
VR Submitted by:	Mr. James McKnight with Brown & Ortiz, PC on behalf on Dan Leverett with SA Bighuasland, LLC.
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100-Year Floodplain and Environmentally Sensitive Area (2010 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
Prepared By:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. James McKnight's letter dated November 12th, 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 tree stand in excess of the 80% preservation requirements within the Environmentally Sensitive Area (ESA) and heritage tree removal within both the 100-year Floodplain and ESA in place under the 2010 Tree Preservation Ordinance for construction of the SA Big Haus Project. 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* - Due to existing site conditions and design and layout constraints, the project is unable to preserve the minimum 80% of tree stand within the ESA and unable to preserve the minimum 100% preservation of heritage trees within the 100-Year floodplain and ESA areas. There is a total of 7 heritage trees that will be removed from within both the 100-year floodplain and ESA areas resulting in a total mitigation amount of 512 inches. Also, out of the 361,487 square feet of tree stand within the ESA area, 157,426 square feet will be preserved resulting in a preservation percentage of 66%. The required mitigation amount for the ESA area is 34,784 square feet, or 664 caliper inches.

2. *Tree mitigation and canopy diversity* – The total mitigation required for removing heritage trees within the floodplain and ESA, and falling below 80% tree stand preservation in the ESA area is 1,176 caliper inches. The owner proposes to mitigate by dedicating 3.39 acres, or 2,826 caliper inches, of tree save area and planting 1,334 caliper inches. The 1,334 caliper inches of new trees planted provides added species diversity to include small, medium and large species native trees per San Antonio Recommended Plant List. The proposed trees to plant for mitigation requirements include: Live Oak, Desert Willow, ‘Catawba’ Crape Myrtle, ‘Natchez’ Crape Myrtle, Majestic Beauty Fruitless Olive, Thornless Palo Verde, Honey Mesquite, Texas Mountain Laurel and Mexican Buckeye.


DSD staff supports the applicant’s request to fall below 80% of tree stand preservation requirements within the Environmentally Sensitive Area (ESA) and heritage tree removal within both the 100-year Floodplain and 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



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

11/12/200
Date



Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development - Engineering

2020/11/13
Date

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



Melissa Ramirez
Assistant Director
DSD – Land Development

11/12/2020
Date