

January 6, 2021

Administrative Exception / Variance Request Review

City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Med Center Residential
A/P# 2621665
35-523 Tree Preservation
☐ Administrative Exception
☒ Environmental Variance
☐ Subdivision Platting Variance – Time Extension

Dear Development Services,

This letter is to request consideration for an administrative exception for the Med Center Residential development (A/P#2621665) located at the intersection of Oakland Rd. and S Rincon Blvd.

This Administrative Exception Request letter is regarding the natural resource protection – tree preservation standards in UDC Code 35-523(f)(2)(A) and 35-523(f)(3)(A):

- “100-year floodplain(s) – 80% of the trees within the floodplain, which shall not apply toward preservation requirement on the remainder of the site.”
- “Environmentally Sensitive Areas – 80% of all the trees within the environmentally sensitive area including easements and rights-of-way. Such areas shall apply toward preservation of the remainder of the site

Site Conditions

The Med Center Residential development is a portion of land previously platted in the Babcock Acres Plat (vol. 3025, pg. 8, O.P.R.B.C.). This tree plan covers only proposed the Med Center Residential multi-family development.

Existing conditions include significant and heritage trees scattered across the site. There are proposed easements within the property which include sanitary sewer, water, E.G.T.CA. and drainage easements throughout the site. The 100-year floodplain goes through central and northwestern portions of the site. The site is surrounded by existing right-of-way as well as new platted public right-of-way.

The Med Center Residential development proposes 174 dwelling units. Many trees will need to be removed to construct street, drain and utility infrastructure as well as duplexes. All significant and heritage trees have been surveyed to see how many can be removed to satisfy the tree preservation requirements.

RID 2017-005

Rules Interpretation Decision 2017-005 specifically addresses UDC Section 35-523(n)(1) by stating variances to the terms and requirements of this division may be granted by the city arborist where a literal enforcement of the provisions of this division will result in an unnecessary hardship.

Justification

A total of 817" of significant trees and 78" of heritage trees within the 100-year floodplain shown in Table 1 and Table 2 below. 273" of significant trees and 25" of heritage trees are being preserved which equates to 33.4% of significant tree preservation and 32.1% of heritage tree preservation within the 100-year floodplain. This is below the 80% minimum preservation requirement of significant and 100% minimum preservation requirement of heritage trees within the 100-year floodplain. Significant trees within the floodplain are being mitigated at 100% to go above the minimum requirements of the City of San Antonio. The total number of inches to mitigate are 597. This mitigation will be provided through payment to the City of San Antonio.

Table 1:

SIGNIFICANT TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
TOTAL SIGNIFICANT FP TREES	817"
80% SIGNIFICANT MIN. FP PRESERVATION	$817" \times 80\% = 654"$
SIGNIFICANT FP TREES PRESERVED	273"
SIGNIFICANT FP TREES REMOVED	544"
INCHES TO MITIGATE	544"

Table 2:

HERITAGE TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
TOTAL HERITAGE FP TREES	78"
100% HERITAGE MIN. FP PRESERVATION	$78" \times 100\% = 78"$
HERITAGE FP TREES PRESERVED	25"
HERITAGE FP TREES REMOVED	53"
INCHES TO MITIGATE	53"

A total of 606" of significant trees and 29" of heritage trees are within the environmentally sensitive area as shown in Table 3 and Table 4 below. 65" of significant trees and 0" of heritage trees are being preserved which equates to 10.7% of significant tree and 0.0% of heritage tree preservation within the environmentally sensitive area. This is below the 80% minimum preservation requirement of significant and 100% minimum preservation requirement of heritage trees within the environmentally sensitive area. Significant trees within the environmentally sensitive area are being mitigated at 100% to go above the minimum requirements of the City of San Antonio. The total number of inches to mitigate are 570. This mitigation will be provided through payment to the City of San Antonio.

Table 3:

SIGNIFICANT TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)	
TOTAL SIGNIFICANT ESA TREES	606"
80% SIGNIFICANT MIN. ESA PRESERVATION	606" x 80% = 485"
SIGNIFICANT ESA TREES PRESERVED	65"
SIGNIFICANT ESA TREES REMOVED	541"
INCHES TO MITIGATE	541"

Table 4:

HERITAGE TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)	
TOTAL HERITAGE ESA TREES	29"
100% HERITAGE MIN. ESA PRESERVATION	29" x 100% = 29"
HERITAGE ESA TREES PRESERVED	0"
HERITAGE ESA TREES REMOVED	29"
INCHES TO MITIGATE	29"

Summary

The City has already developed a process to evaluate the existing tree canopy preservation for a residential development. For the development of Med Center Residential, 100% of heritage and 80% of significant trees within the 100-year floodplain and environmentally sensitive area must be preserved. The amount of tree removal for this development does not meet the minimum values of these tree preservation requirements.

There is a total of 1,167" of floodplain and environmental sensitive area mitigation that will be paid in full at \$200 per inch. This mitigation payment totals \$233,400.00. Significant trees within the floodplain and environmentally sensitive area are being mitigated at 100% to go above the minimum requirements of the City of San Antonio. At this time, 13 trees will be planted along Oakland Road near Floyd Curl. This planting equates to 10,237.5 sq. ft. of shade value using 875 sq.ft. per tree. During the building permitting process, additional planting will be done throughout the site.

The only properties impacted by the administrative exception are owned by the Applicant and will only benefit from the granting of the exception.

The removal of these existing significant and heritage trees given the hardship and uniqueness of the subject property and confirmation that granting this administrative exception will not be detriment of the public's health, safety, and welfare, nor will be harmful to the subject property on the adjacent properties. Multiple options were explored in order to preserve an many significant and heritage trees as possible.

In our professional opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

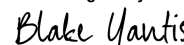
Sincerely,



Sr. Project Manager

Signature and Title Block of Applicant

DocuSigned by:



Signature of Owner (if applicable)

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED

☐ APPROVED W/ COMMENTS

☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____