



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5468  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 9/26/2018

**Title:** Request by Mr. Jon Robinson L.A., Horizon Design and Development on behalf of IGX DDELTA CORNERSTONE for approval of a tree preservation variance request from Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas", generally located 3019 NE LOOP 410. Staff recommends approval. (Assistant City Arborist - Jacob Sanchez, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Interchange Park Bldg 3 TP1 1 Enlargement Tree Preservation Plan Revised 092018, 2. Variance Application - Interchange Park North Building 3 - ESA Trees, 3. Variance Application - Letter Interchange Park North Bldg 3 - ESA Trees - Revised 092018, 4. TPV#18-032 - INTERCHANGE 3 - VARAINCE REQUEST 30' ESA mb

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:** TPV # 18-032 INTERCHANGE 3 - VARIANCE REQUEST 30' ESA TREE PRESERVATION.

**SUMMARY:**

Request by Mr. Jon Robinson L.A., Horizon Design and Development on behalf of IGX DDELTA CORNERSTONE for approval of a tree preservation variance request from Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas", generally located 3019 NE LOOP 410. Staff recommends approval. (Assistant City Arborist - Jacob Sanchez, (210) 207-0161, [jacob.sanchez@sanantonio.gov](mailto:jacob.sanchez@sanantonio.gov) <<mailto:jacob.sanchez@sanantonio.gov>>, Development Services Department)

**BACKGROUND INFORMATION:**

Project A/P# 2168036  
 Council District: 10  
 Consultant: Mr. Jon Robinson L.A., Horizon Design and Development  
 Staff Coordinator: Jacob Sanchez, Assistant City Arborist, (210) 207-0161

**ANALYSIS:**

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson' letter dated September 20<sup>th</sup>, 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 area except when a variance is granted by the Planning Commission.” The applicant is requesting a Variance Request to mitigate for removal of surveyed trees within the 30’ Environmentally Sensitive Area in excess of the 80% minimum preservation of protected trees under the 2015 Tree Preservation Ordinance for development of the INTERCHANGE 3 located at 3019 NE Loop 410.

DSD staff does agree with the applicant’s request to mitigate for significant trees below 80% preservation:

1. *Existing site conditions* - This project is 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. Due to existing site conditions, design and layout requirements the project is unable to preserve the minimum 80% of significant trees surveyed in the 30’ ESA portion of the project.
3. *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).

DSD staff supports the applicant’s request to fall below 80% significant tree preservation tree preservation requirements in the 30” ESA. Based on the conditions of the site, design constraints, and exceeding mitigation and tree survey requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.