



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3742

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/13/2016

**Title:** TPV-16-005 Variance Request by Mr. Gustavo Gonzalez, GE Reaves Engineering, for approval of a tree preservation variance to mitigate for below 80% preservation of significant trees in the Floodplain Buffer/ESA. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Variance Letter, 2. Exhibit

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

**SUBJECT:**

TPV 16-005 Tree Preservation Variance for F.M. 1516 Self Storage

**SUMMARY:**

Request by Mr. Gustavo Gonzalez, GE Reaves Engineering, for approval of a tree preservation variance to mitigate for below 80% preservation of significant trees in the Floodplain Buffer/ESA. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Project A/P# 2037929

Council District: ETJ

Engineer/Surveyor: GE Reaves Engineering

Staff Coordinator: Mark C Bird, City Arborist, (210) 207-0278

**ANALYSIS:**

The applicant wishes to go below the minimum 80% preservation for significant trees in the floodplain buffer/ESA for the development of the property as a self-storage facility. DSD staff agrees with the applicant's request to go below the minimum preservation requirements for Floodplain Buffer/ESA for the following reasons:

1. Due to existing site conditions that include a floodplain and floodplain buffer the site plan for the development of the property took all practical measures to minimize adverse impacts on the public health, safety and welfare of the surrounding area.
2. Preservation in the floodplain is 88% which is above the minimum preservation requirement per

the ordinance. Preservation in the non-floodplain at 45.5% exceeds the minimum 40% preservation requirement. All heritage trees (3 heritage Mesquite trees) will be preserved on site.

3. Tree Preservation Mitigation Provided: To meet mitigation requirements for removing protected trees in excess of the minimum preservation percentages required by the UDC there will be a variety of fifteen (15) native large species trees planted near parking areas and at the headwater of the tributary to provide environmental elements to reduce the amount of pollutants entering the stream and provide storm water benefit. In addition to planting trees for mitigation the applicant is paying \$14,400.00 into the tree canopy fund for the planting of trees.

DSD staff supports the applicant's request to go below the minimum preservation for significant trees in the Floodplain Buffer/ESA for the F.M. 1516 Self Storage. The proposed Variance Request meets the spirit and intent of the Tree Ordinance by meeting mitigation requirements per the UDC.