



City of San Antonio

Legislation Details (With Text)

File #: 16-5488

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 10/26/2016

Title: TPV 17-001 Variance Request by Mr. David Cupit, M.W. Cude Engineers, for approval of a tree preservation variance to mitigate for the removal of 80% significant and 100% heritage trees in excess of the minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of the Tribute Ranch Subdivision. (Mark C Bird, (210)207-0278, mark.bird@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance Letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

TPV 17-001 Tree Preservation Variance for Tribute Ranch Subdivision

SUMMARY:

Request by Mr. David Cupit, M.W. Cude Engineers, for approval of a tree preservation variance to mitigate for the removal of 80% significant and 100% heritage trees in excess of the minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of the Tribute Ranch Subdivision. (Mark C Bird, (210)207-0278, mark.bird@sanantonio.gov <<mailto:mark.bird@sanantonio.gov>>, Development Services Department)

BACKGROUND INFORMATION:

Project A/P#2191467

Council District: Outside City Limits, Extra Territorial Jurisdiction (ETJ)

Engineer/Surveyor: M.W. Cude Engineers

Staff Coordinator: Herminio Griego, Assistant City Arborist, (210)207-6042.

ANALYSIS:

The applicant requests to mitigate for removal of significant tree in excess of the 80% minimum preservation and 100% heritage tree minimum preservation of protected trees within the Environmentally Sensitive Area under the 2015 Tree Preservation Ordinance for construction of Tribute Ranch Subdivision. DSD staff agrees with the applicant's required to mitigate for significant below 80% preservation and heritage below 100% preservation in the Environmentally Sensitive Area for the following reasons:

1. Due to existing site conditions, design and layout constraints, the project is unable to preserve

the minimum 80% of significant trees and 100% of heritage trees within the Environmentally Sensitive Area (ESA). A significant amount of the site is located within the FEMA 1% annual chance floodplain. The ESA located onsite is a 30' riparian buffer parallel to the current floodplain limits. In an effort to increase tree preservation, the engineers re-designed the site multiple times, but were not able to provide a plan that could meet the current tree preservation requirements.

2. The project will meet the required Environmentally Sensitive Area mitigation requirement of 255 inches by planting an additional 206 trees at 2" caliper trees for a total of 412". Out of 206 additional trees planted, 186 trees will be planted on the south or west side of the building to receive the energy conservation credit. The proposed planting plan provides added species diversity to include large and medium tree species native trees per Appendix E "San Antonio Recommended Plant List." Recommended trees proposed to be planted for mitigation include: Live Oak, Cedar Elm, Shumard Red Oak, Texas Sycamore and Monterrey Oak.

DSD staff supports the applicant's request to fall below 80% of the tree preservation requirements in the Environmentally Sensitive Area (ESA) based on the conditions of the site, design constraints, and exceeding mitigation and canopy requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.