



City of San Antonio

Legislation Details (With Text)

File #: 19-4471

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 6/12/2019

Title: Request by Mr. Christopher Garza 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", general located off of Woodlake Parkway and Golf Vista Drive. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. TPV-19-021 Avila

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT: TPV 19-021 Tree Preservation Variance for Avila Subdivision

SUMMARY:

Request by Mr. Christopher Garza 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", general located off of Woodlake Parkway and Golf Vista Drive. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Project A/P# 2443744

Council District: Outside Council District 2

Consultant: Mr. Christopher Garza of KFW Engineers.

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

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Christopher Garza's letter dated April 25, 2019.

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. 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 Riparian Buffer in excess of the 80% minimum preservation of protected significant trees in place under the 2010 Tree Preservation Ordinance for development of the Avila project. DSD staff does agree with the applicant’s request to mitigate via planting for tree survey inches determined to be below 80% significant tree preservation for the following reasons:

1. *Existing site conditions* - The project includes 29.932 acres of proposed residential housing. A portion of the site includes a box culvert and channel improvements located within the floodplain and Riparian Buffer. The Riparian Buffer contained only five (5) Significant Trees. Notwithstanding the floodplain mapping process information, the grading to achieve the TCI Stormwater required Ultimate Development criteria resulted in the removal of significant trees below the 80% preservation requirements. Multiple site configurations were evaluated to optimize tree preservation. The final configuration requires removing two of the five Significant Trees (31.5 of 69 inches) located in the Riparian Buffer resulting in 54% preservation within the buffer area.
2. *Tree mitigation and canopy diversity* - The applicant opted to provide mitigation above and beyond the minimum required in the UDC as identified below: The project will meet the Riparian Buffer tree survey mitigation requirements as follows:
 - a. Planting and irrigating, to ensure establishment, 16-2 caliper inch medium to large Appendix E trees. This will result in 32 caliper inches of newly planted trees and 100% mitigation instead of only the 80% required by the UDC;
 - b. Re-seeding 83,066 square feet of disturbed area within the flood plain and adjacent Riparian Buffer; and
 - c. Reclaiming disturbed areas by drill seeding with a native seed mix and ensuring 85% establishment.

DSD staff supports the applicant’s request to fall below 80% Significant Tree requirements in the Riparian Buffer based on the conditions of the site, need for appropriate storm water control appertenances, and exceeding mitigation and tree survey and final canopy cover requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.