



City of San Antonio

Legislation Details (With Text)

File #: 20-3123

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/13/2020

Title: TPV 20-032: Request by Mr. Brandon Ross 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." The site is generally located 1.4 miles North of the intersection of Groesenbacher Road & Highway 90. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. TPV 20-032

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT: TPV 20-032 Stoney Creek Subdivision

SUMMARY:

Request by Mr. Brandon Ross 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." The site is generally located 1.4 miles North of the intersection of Groesenbacher Road & Highway 90. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Project A/P# 2405281
Council District: Outside of District 4 in the ETJ
Consultant: Mr. Patrick Murphy
Staff Coordinator: Herminio Griego, Assistant City Arborist, (210) 207-6042

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Patrick Murphy's letter dated March 18th, 2020.

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 a significant tree in excess of the 80% preservation requirements within the Environmentally Sensitive Area and 100-year Floodplain in place under the 2010 Tree Preservation Ordinance for construction of Stoney Creek Subdivision. DSD staff does agree with the applicant's request to mitigate for the removal of heritage tree below 100% for the following reasons:

1. *Existing site conditions* - The site prior to development was utilized as farmland and contained very few trees. Most of the existing trees were located within the limits of the 100-year floodplain. A Conditional Letter of Map Revision (CLOMR) has been submitted to and approved by the City of San Antonio for this project to improve and change the floodplain limits for Potranco Creek. The existing floodplain contains a large number of existing trees. The goal of the CLOMR was to 1) reduce the floodplain limits onsite, 2) limit the amount of work in the actual floodplain and 3) do as much work in the floodplain as possible while limiting tree disturbance. It was determined the best way to limit the disturbance was to fill the site and excavate the floodplain in area without trees. The result of this plan was a significant amount of fill being placed within the limits of the future Environmentally Sensitive Area (ESA).

In an effort to increase tree preservation, the engineer re-designed the site multiple times, but was not able to provide a plan that could meet the current tree preservation requirements. The preservation rates within the floodplain are 100% heritage tree preservation and 77.10% significant tree preservation. Within the ESA, the preservation rates are 40% significant tree preservation. There are no heritage trees within the ESA. The required mitigation for the both the floodplain and ESA areas are 70 inches and 36 inches, respectively.

2. *Tree mitigation* - The project will exceed the required mitigation of 106 inches by planting an additional 1.5 caliper inch tree per 397 lots. This mitigation tree is in addition to the required two trees per lot for a total of three trees planted per lot. The total mitigation provided will be 595.5 caliper inches. The proposed planting plan provides added species diversity to include native medium and large shade tree species per Appendix E "San Antonio Recommended Plant List."

DSD staff supports the applicant's request to fall below 80% of significant tree preservation requirements within the Environmentally Sensitive Area (ESA) and 100-year Floodplain based on the conditions of the site, design constraints, and exceeding mitigation requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.