City of San Antonio

Legislation Details (With Text)

File #:	21-1243
Type:	Staff Briefing - Without Ordinance
In control:	Planning Commission
On agenda:	1/27/2021
Title:	TPV 21-030 East Gate Industrial Park: Request by Mr. Jon Robinson, RLA, 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 on IH-10, approximately 2,800 feet east of the IH-10 and Ackerman Road intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. TPV#21-030_EAST GATE_VARIANCE REQUEST_FLOODPLAIN BUFFER, 2. TPV 21-030 East Gate Industrial Park Streetscape Planting Set

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

SUBJECT: TPV 21-030 East Gate Industrial Park

SUMMARY:
Request by Mr. Jon Robinson, RLA, 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 on IH-10, approximately 2,800 feet east of the IH-10 and Ackerman Road intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov <mailto:herminio.griego@sanantonio.gov>, Development Services Department).

BACKGROUND INFORMATION:
Project #: TRE-APP-APP20-38800052
Council District: 2
Consultant: Jon Robinson with Horizon Design and Development
Staff Coordinator: Herminio Griego, Assistant City Arborist, (210) 207-6042

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson's letter dated January 11th, 2021.

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 significant trees in excess of the 80% preservation requirements within both the Environmentally Sensitive Area (ESA) and the 100-year Floodplain in place under the 2010 Tree Preservation Ordinance for construction of the East Gate Industrial Park. DSD staff does agree with the applicant's request to mitigate for the removal of significant trees below 80% for the following reasons:

1. *Existing site conditions* - Due to existing site conditions and design and layout constraints, the project is unable to preserve the minimum 80% of significant trees within both the ESA and 100-Year floodplain. The property is an existing partially farmed tract of undeveloped land with moderate to light existing tree cover consisting mainly of Ash, Hackberry, Mesquite and Willow trees. There is approximately 98.9 acres of regulatory floodplain that runs from a large crossing under IH-10 on the north side of the property to an outfall underneath East Houston Street on the south side of the property. In order to develop the site as an industrial park, a portion of the existing site will have to be raised and the existing floodplain will have to be improved again under a CLOMR. As a result of the earthwork required to improve the floodplain and raise a portion of the property out of the floodplain to develop the industrial park and construct a proposed public road, the proposed floodplain and riparian buffer tree preservation ratios are as follows:

    a. Floodplain Significant trees = 216 inches removed, 506 inches preserved, 70.0% preservation ratio, 72 inches of required mitigation

    b. Environmentally Sensitive Area Significant trees = 38 inches removed, 8 inches preserved, 17.39% preservation ratio, 29 inches of required mitigation

2. *Tree mitigation and canopy diversity* - The total mitigation required for removing significant trees within both the floodplain and ESA is 101 caliper inches. The owner proposes to mitigate by upsizing the required 363 streetscape trees from 1.5 inches to 2.5 inches. Total streetscape mitigation provided equals 363 caliper inches, which is 262 caliper inches more than the minimum requirements. The 363 streetscape trees to be planted provides added species diversity to include native small and large species trees per San Antonio Recommended Plant List. The proposed streetscape trees to plant for mitigation requirements include: Mexican Sycamore, Bur Oaks, Shumard Red Oaks, Mexican Olives, Texas Redbud and Texas Mountain Laurels.

DSD staff supports the applicant's request to fall below 80% of significant tree preservation requirements within both the Environmentally Sensitive Area (ESA) and the 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.

powered by Legistar™