



City of San Antonio

Legislation Details (With Text)

File #: 21-1244

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 2/10/2021

Title: TPV 21-033: Request by Mr. Javier Castello, P.E., 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 Swayback Ranch and Dusty Boots Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. TPV#21-033_DAVIS RANCH UNIT 1_VARIANCE REQUEST_FLOODPLAIN BUFFER

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT: TPV 21-033 Tree Preservation Variance for Davis Ranch Unit 1

SUMMARY:

Request by Mr. Javier Castello, P.E., 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 Swayback Ranch and Galm Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Project A/P# 2172685

Council District: ETJ

Consultant: Javier Castello, PE with Cude Engineers

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

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Javier Castello's letter dated February 3, 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 heritage trees in excess of the 100% preservation requirements within the 100-year Floodplain in place under the 2010 Tree Preservation Ordinance for construction of the Davis Ranch Subdivision Unit 1. DSD staff does agree with the applicant’s request to mitigate for the removal of heritage trees below 100% for the following reasons:

1. *Existing site conditions* - Davis Ranch Subdivision Unit 1 currently has an approved tree plan, AP#2172685, which was approved on 11/22/2016 and followed all the required preservation and planting requirements. McCrary Tract Subdivision is currently being developed to the west of Davis Ranch Unit 1 and requires Davis Ranch street to cross through the floodplain and into the proposed McCrary Tract development. The proposed floodplain crossing requires a culvert crossing consisting of 10-8’x8’ box culverts. The construction and grading required to install the 10-8’x8’ box culverts will result in the removal of a 27” Live Oak.
 - a. Floodplain Heritage Inches = 139 inches total, 27 inches removed, 112 inches preserved, 80.5% preservation ratio, 81 inches of required mitigation
2. *Tree mitigation*- The total mitigation required for removing the heritage tree within the floodplain is 81 caliper inches. The owner proposes to mitigate by planting (35)-2 inch caliper trees in the Davis Ranch amenity center and (18)-2 inch caliper street trees along Swayback Ranch. The total mitigation provided is 106 inches. The 53 trees to be planted provides added species diversity to include native medium and large species trees per San Antonio Recommended Plant List.

DSD staff supports the applicant’s request to fall below 100% of heritage tree preservation requirements within 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.