



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV 21-095

Project:	13105 Babcock Road Tree Preservation Plan
Address:	Generally located between Old Babcock Rd. and Babcock Rd. approximately 1,800' LF south from the intersection of W. Hausman Rd. @ Babcock Rd.
Record#/PPR #/Plat#:	TRE-APP-APP21-38800627
VR Submittal Date:	08/18/2021
VR Submitted by:	Mr. Jon Robinson with Horizon Design and Development on behalf of Susan Wilson with Parkview Acres LLC
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100- Year Floodplain and Environmentally Sensitive Area (2010 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
Prepared By:	Jacob Sanchez, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson's letter dated July 13th, 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 areas except when a variance is granted by the Planning Commission."

The applicant is requesting a Variance Request to mitigate for removal of large significant species trees in excess of the 80% preservation requirements within the Riparian Buffer and heritage trees in excess of the 100% in-place preservation requirements within the Riparian Buffer and Floodplain under the 2010 Tree Preservation Ordinance for construction of the 13105 Babcock Road development. DSD staff agrees with the applicant's request to mitigate for the removal of large significant species below the 80% and heritage trees below 100% for the following reasons:

Existing site conditions – The Property is an unplatted partially developed tract of land with an existing single-family home. Approximately 9 acres of the site is in the regulatory flood plain, requiring a significant portion of the Property to be raised out of the flood plain in conjunction with a CLOMR, approved by FEMA and the City of San Antonio. From west to east there is approximately 15 feet of grade change across 308 feet, resulting in an average slope of 4.8% with 0.22 acres on the west side of the property as steep as 25%. As a result of the earthwork required to improve the flood plain and raise a portion of the Property out of the flood plain for site development, proposed buildings and site improvements, tree preservation in the floodplain and floodplain buffer will not meet floodplain and ESA preservation requirements.

1. *Tree mitigation*– The combined mitigation for the floodplain and floodplain buffer = 211.2 inches. There are two (2) heritage trees in the floodplain (144"), one (1) heritage tree in the floodplain buffer (24"), and five (5) significant trees totaling 43.2" in the floodplain buffer.

- Floodplain heritage mitigation = 144"
- Floodplain buffer heritage mitigation = 24"
- Floodplain buffer significant mitigation = 43.2"

2. *Proposed Floodplain Mitigation* – To meet the heritage tree mitigation in the floodplain the owner proposes to preserve 92% of significant trees resulting in an excess of 514 inches preserved which is applied to offset heritage tree mitigation in the floodplain (144").

3. *Proposed Floodplain Buffer Mitigation* – The owner proposes to plant a total of 61 trees. There will be 38 – 3-inch caliper trees planted to meet 67.2" of mitigation which is 46.8" over required mitigation. Trees planted to meet mitigation requirements include Bur oak, Cedar elm, Live oak, Mexican sycamore, and Red oak. All mitigation trees to be planted provide added species diversity to include medium and large species trees per the San Antonio Recommended Plant List. The planted trees will provide 57,690 sf of canopy at maturity.

DSD staff supports the applicant's request to mitigate for removal of large significant species trees in excess of the 80% preservation requirements within the Riparian buffer and heritage trees in excess of the 100% in-place preservation requirements within the Riparian Buffer and Floodplain under the 2010 based on the conditions of the site, design constraints, and exceeding mitigation requirements. The proposed Variance Request meets the intent of the Tree Ordinance therefore, staff recommends approval.


RECOMMENDATION: Variance Request Approval



Mark C Bird
City Arborist
DSD – Land Development – Tree Preservation

8/19/2021

Date



Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development - Engineering

2021/08/19

Date

I have reviewed the Variance Request Analysis and concur with the recommendation.



Melissa Ramirez
Assistant Director
DSD – Land Development

August 19, 2021

Date