

03-18-2022

Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: IDEA -CULEBRA PHASE 2
Tree Ordinance Section 35-523, Table 523-1A

- ☐ Administrative Exception
- ☒ Environmental Variance
- ☐ Subdivision Platting Variance

Dear COSA DSD,

Idea Public Schools are requesting an Environmental Variance for a Code Issue regarding our project, an Idea Public School located at 10138 Culebra Rd, San Antonio, Texas at allow for the removal of existing trees beyond the 80% preservation requirement in the Environmentally Sensitive Area (ESA), as described in the Tree Ordinance Section 35-523, Table 523-1A

The issue is one of tree preservation falling below 80%. In the Environmentally Sensitive Area there are no existing understory species or Heritage Trees. However, zero (0) large significant trees out of seven (7) existing trees in the ESA will be preserved at 0%. One of these trees was deemed dead and removed (#58 11" Mesquite) and two (2) were removed and mitigated for in Phase 1 construction (#17 10" Mesquite and #18 13" Hackberry). There are four (4) newly planted trees from phase 1 mitigation that are to be preserved for a total of 12" (#2006, #2007, #2008, #2009 all 3" Oak) and four (4) newly planted trees from phase 1 mitigation that are to be removed and replaced for a total of 12" (#2002, #2003, #2004, #2005 all 3" Oak)

The site consists of 17.4 acres (757,767.1 sf.) that partially lies withing a 100-year flood plain. The Flood Plain consists of 7.69 acres (355, 055.70 sf.) or 44.2% of the entire site, with the ESA consisting of 0.784 acres (34,171.80 sf.) or 4.51 % of the entire site. The Upland Area is the only developed potion of the site and consists of 8.92 acres (388,539.60 sf.) or 51.2% of the entire site

After the plans for phase 2 development were approved and a partial permit was received the site contractor inadvertently removed additional of the trees in the ESA that were proposed to be preserved. These trees total 62" (# 46 14" Mesquite, #47 9" Elm, #59 11" Mesquite, #2001 16" Mesquite, #2002 3" Oak, #2003 3" Oak, #2004 3" Oak, #2005 3" Oak) and put the tree preservation in the ESA area that was included in the initial survey at 0% preservation.

All of the mitigation to meet 100% in the ESA will be accomplished with onsite plantings. There are 22 large species shade trees being proposed for landscape ordinance and mitigation requirements as upsized trees for the project that total 63" of mitigation. These trees include a mixture of 3" caliper species of (7)Live Oak, (5)Burr Oak, (4)Mexican Sycamore, and (4)Cedar Elm and 1.5" caliper species of (1)Burr Oak and (1)Mexican Sycamore

The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



For Office Use Only:

AEVR#: _____

Date Received: _____

DSD – Director Official Action:

APPROVED
DENIED

☐

APPROVED W/COMMENTS

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Signature: _____

Date: _____

Printed Name: _____ Title: _____

Comments: _____
