



06-09-2023

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

Re: Rodrigo Pineiro Brazilian Jiu-Jitsu
Tree Ordinance Section 35-523, Table 523-1A

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance

Dear COSA DSD,

Rodrigo Pineiro Brazilian Jiu-Jitsu is requesting an Environmental Variance for a Code Issue regarding our project to allow for the removal of existing trees beyond the 80% preservation requirement in the Environmentally Sensitive Area (ESA) and Flood Plain, as described in the Tree Ordinance Section 35-523, Table 523-1A

The issue is one of tree preservation falling below 80% within the 60' Environmentally Sensitive Area and the 100yr Flood Plain. However, 58% large significant trees in the ESA will be preserved, and 60% large significant trees in the Flood Plain area will be preserved. In the Environmentally Sensitive Area there are 3 Heritage Trees. Two Heritage trees (#129 31" and #132 26") will be preserved and one Heritage Tree (#130 28") is to be removed for a total of 66% preservation.

The site consists of 1.52 acres (66,775 sf.), with 1.09 acres (47,402 sf) of tree canopy, that partially lies within a 100-year flood plain. The Flood Plain canopy consists of .08 acres (3,387 sf.) or 5% of the entire site, with the ESA canopy consisting of 0.76 acres (33,122 sf.) or 50 % of the entire site. The Upland Area consists of .25 acres (10,893 sf.) or 16% of the entire site

Total site area =	1.52 acres	66,775 sf
Total Tree Delineation Canopy Area		
total Upland Tree Area:	.25 acres	10,893 sf
required preservation: 10,893 @35% = 3,812 sf		
total ESA Area:	.76 acres	33,122 sf
required preservation: 33,122 @80% = 26,498 sf		
total Floodplain Area:	.08 acres	3,387 sf
required preservation: 3,387 @80% = 2,710 sf		
	33,020 sf	
	1.09 acres	47,402 sf
Proposed Tree Preservation/ tree save area=		
Upland Tree Area:	.08 acres (32%)	3,440 sf
ESA Area:	.44 acres (58%)	19,142 sf
Floodplain Area:	.05 acres (60%)	2,021 sf
	.57 acres (52%)	24,603 sf

Upland: 3,812 sf required - 3,440 sf preserved = 372 sf mitigation
372 sf/875 sf = 0.4 trees
0.4 x 16.7' = 6.6" total required mitigation

ESA: 26,498 sf required - 19,142 sf preserved = 7,356 sf mitigation
7,356 sf/875 sf = 8.4 trees
8.4 x 16.7' = 140.2" total required mitigation
7 proposed trees @ 3" = 21" to be planted
140.2" - 21" = 119.2" mitigation required

Floodplain: 2,710 sf required - 2,021 sf preserved = 689 sf mitigation
 689 sf/875 sf = 0.7 trees
 0.7 x 16.7' = 11.6 total required mitigation
 1 proposed tree @ 3" = 3" to be planted
 11.6" - 3" = 8.6" mitigation required

The plans were initially approved in 2019, however with the economy sliding and the onset of the COVID-19 pandemic the owner made the decision to postpone construction of his facility. Earlier this year the owner resumed his project, hiring a site contractor to clear the site based on the approved tree preservation plans. Unfortunately, he had not realized the original approved building permit had expired and the site contractor removed the cedar and understory trees based on this plan. All construction stopped once the error had been realized.

Mitigation to meet the 80% minimum preservation in the ESA and Flood Plain Areas will be accomplished with onsite plantings of 8 trees, (1) tree for the Flood Plain (7) trees for the ESA, and payment into the Tree Mitigation Fund. There are 8 large species shade trees being proposed for mitigation requirements as upsized trees for the project that total 24" or 8,900 sf of mitigation. These trees include a mixture of 3" caliper species of (2)Cedar Elm, (2)Burr Oak, (2)Mexican Sycamore, and (2)Red Oak. Due to the limited available planting area on this lot, the remaining mitigation will be paid into the mitigation fund at \$200/inch for a total of \$26,880. Mitigation for the 84" of Heritage Mitigation will be paid into the mitigation fund at \$200/inch for a total of \$16,800.

6.6"+119.2"+8.6" = 134.4" total required mitigation
 134.4" x \$200/inch = \$26,880
 84" (3:1 heritage mitigation) x \$200/inch = \$16,800
 \$26,880 + \$16,800 = \$43,680 to be paid into mitigation fund

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,



Scott Weaver, ASLA
 President

For Office Use Only:		AEVR#: _____	Date Received: _____
DSD – Director Official Action:			
APPROVED DENIED	<input type="checkbox"/>	APPROVED W/COMMENTS	<input type="checkbox"/>
Signature: _____		Date: _____	
Printed Name: _____		Title: _____	
Comments: _____			
