

## CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

## ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

<b>Project Name:</b>	Bonnie Lane Mobile Homes			
A/P # /PPR # /Plat #	COM-PRJ-APP22-39803450			
Date:	July 12, 2023			
Code Issue:	Environmental S	Sensitive Area Significant T	ree Preservation	
<b>Code Sections:</b>	Section 35-523	Table 523-1A (80% Enviro	onment. Sensitive Area)	
Submitted By:	Submitted By:			
Owners Name: Wenha	o Deng		<i>C</i> ,	
Company: Bullet VC Pr		ent		
Address: 218 Primrose			<b>Zip Code:</b> 78209	
Tel #: Fa	x#	E-Mail:		
Consultant:	lark V Padilla			
Company: N	IP Studio Landsc	ape Architecture, LLC.		
Address: 2	201 Groveton, Sa	ın Antonio Texas	<b>Zip</b> Code: 78210	
Tel #: 210.314.5582 Fa	x#	E-Mail: Mark@m	pstud.io	
Signature:	Piece			
Additional Inform	<u>ation – Subc</u>	<u>livision Plat Variand</u>	ces & Time Extensions	
1. Time Extension	Sidewal	k Floodplain Perm	it Completeness Appeal	
Other_Tree removal below 20% of significant trees within Environmental Sensitive Area				
2. City Council District Ferguson Map Grid Zoning District				
3. San Antonio City Li	mits	Yes	No	
4. Edwards Aquifer Re	charge Zone?	Yes	No	
5. Previous/existing lan	ndfill?	Yes	▼ No	
6. Parkland Greenbelts	or open space? I	Floodplain? Yes	▼ <sub>No</sub>	



Date July 12, 2023

Administrative Exception / Variance Request Review<sup>1</sup> City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Bonnie Lane Mobile Homes

Sec. 35-523 (f) Table 523-1A (80% Environment. Sensitive Area)

Administrative Exception

Environmental Variance

Subdivision Platting Variance – Time Extension

Dear Development Services,

Please accept this Environmental Variance for the Bonnie Lane Mobile Homes project due to Section 35-523 (f) Table 523-1A Environmentally Sensitive Area (E.S.A.) falling below 80% preservation of all the trees, excluding the floodplain which shall not apply toward preservation requirements on the remainder of the site. The existing site is zoned as Mobile Home Community (MHC), approximately 0.47 acres tract within the E.S.A. which is also 16% of land use on site. The project is located on the north east side of San Antonio off the intersection of Overland Dr & Newport Dr. and consists of moslty Hackberry & Mesquite trees along with some Oak, and Condalia trees scattered throughout the site. The proposed development within the E.S.A. would result in the preservation of 0% of all trees because the development entails the following:

- 1) Several mobile home lots/ spaces of various sizes laid out to achieve optimum user space
- 2) Paved circulation driveway and parking lot for residents and users designed with the fire lane laid out to most efficiently access all the RV lots on site.

There are a total of 38" for the significant tree category from two (2) trees clustered together, each of which fall within the proposed driveway and therefore would be removed or (0%) preservation which falls below the minimum tree preservation requirements. The two trees are both hackberry trees (17" & 21"). Reference summary below for significant inches:

Total number of significant trees: 2

38" Total Significant Inches

38" Total number of significant inches removed

 $38" \times 80\% = 30.4" \text{ (req)}$ 

38" total - 38" (total removed) = 0" (remaining) ~ 0% TP Met

30.4" - 0" = 30.4" (mitigation balance for Environmental Sensitive Area)

The client is proposing 144" towards tree mitigation after crediting landscape ordinance requirements, combined with the owner preserving 6" above the minimum tree mitigation requirements for undersized trees would give 150" towards tree mitigation requirement; thus the owner has proposed a solution that meets the requirements by the UDC.

Below is a summary of the provided tree mitigation credits.

Tree Mitigation	Count	Caliper	Total
LIVE OAK	10	4	40
BURR OAK	4	3	12
BURR OAK-PARKING	4	1.5	6
MEXICAN SYCAMORE	10	3	30
PALO VERDE	8	1.5	12
DESERT WILLOW - buffer	8	1.5	12
CEDAR ELM	8	4	32
TOTAL TREE MITIGATION			144

There are two proposed trees installed within the ESA area (1.5" Desert Willow + 4" Live Oak). The remaining balance of the proposed trees to be installed are within the upland area (50 trees total-138.5") Below is a summary of the tree canopy requirements for the site outside the floodplain area - 27,912 sq.ft. required (25% total site area). Using the same quantity of proposed trees previously mentioned along with the following existing trees: 1-live oak(#5519), 3-condalia (#5516, #5517, #5521), 2-hackberry (#5515, #5530), and 1-mesquite (#5513) the owner is providing well over the minimum tree canopy requirements with 41,575 sq.ft. (37% total area)

SITE AREA =	111,646	x 25% =	27,912	
Existing Trees	Count	Square Feet		Total
Live Oak	1	875		875
Condalia	3	275		825
Hackberry	2	875		1,750
Mesquite	1	550		550
PROPOSED TREES				
LIVE oak	10	788		7,875
Burr Oak	8	1080		8,640
Mex. Sycamore	10	1,080		10,800
Cedar Elm	8	788		6,300
Palo Verde	8	248		1,980
Desert Willow	8	248		1,980
TOTAL Site Tree (	Canopy Sq F	t.		41,575

In our professional opinion, the proposed administrative exception / 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,

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Signature and Title Block of Applicant	Signature of Owner (if applicable)

For Office Use Only:	AEVR #:	Date Received:			
DSD – Director Official Action:					
APPROVED		APPROVED W/ COMMENTS		DENIED	
Signature:			Date:		
Printed Name:		Title:			
Comments:					