





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 mostly 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" x 80% = 30.4" (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
<b>TOTAL TREE MITIGATION</b>			<b>144</b>

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
<b>TOTAL Site Tree Canopy Sq Ft.</b>			<b>41,575</b>

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,



Signature and Title Block of Applicant

Signature of Owner (if applicable)

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