



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: August 9, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Variance Request to mitigate for removal of trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance.

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mark V. Padilla's letter dated July 12, 2023. The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas (ESA) states that, "Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and Environmentally Sensitive Areas (ESA). 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 area except when a variance is granted by the Planning Commission."

The applicant is requesting a Variance Request to mitigate for removal of trees in excess of the

80% significant tree preservation requirement within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance for the Bonnie Lane Manufactured Homes development.

The proposed project focuses on developing a residential manufactured home community and associated parking lot for the Bonnie Lane Manufactured Homes development. DSD staff has coordinated extensively with the applicant through the process and does agree with the applicant's request to mitigate for the removal of significant trees below 80% tree preservation for the following reasons:

1. Existing site conditions –The project is a platted 2.9479-acre site located West of an existing industrially zoned development, adjacent East to existing single-family residence, and South of Walzem Elementary School with the only proposed ingress/egress off Newport Dr. Of the 2.9479-acre site, there is 0.47 acres that makes up the 30' Environmentally Sensitive Area, consisting of two (2) existing large significant species trees. Due to the property's flagged shaped location and the proposed residential use of manufacture homes, the development was challenged with trying to maximum tree preservation while providing several mobile home pad sites and paved circulation driveway. Due to the proposed mobile homes pad sites, driveways, and the circular fire lane driveway abutting the 30'ft ESA, the minimum 80% Tree Preservation for ESA was not achievable. The parallel 100-year Floodplain was undisturbed with 100% Tree Preservation.

a. Environmentally Sensitive Area Significant Trees = 38 inches removed (2 trees).

- 38 inches x 80% = 30.4" total required tree preservation inches.
- 38 total tree inches removed.
- 00.00 total tree inches preserved.
- 0% preservation ratio.
- 30.4 total required tree preservation mitigation inches.

2. Tree mitigation– The total mitigation required for removal of trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive is 30.4 inches. The applicant proposes to mitigate by planting fifty-two (52) various caliper inch native species trees. 144 total caliper inches to be planted back, with two (2) proposed within the ESA and the remaining balance to be planted within the Upland area.

DSD staff supports the applicant's request to mitigate removal of large significant trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Areas based on the conditions of the site, design constraints, and the platted lot configuration. The applicant is providing 37% overall tree canopy, outside of the 100-Year Floodplain, for the site which is an additional 13,663.5'sf above the minimum 25% required final tree canopy with a combination of existing preserved trees, planted mitigation trees, and meeting the parking lot shading requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 2

Filing Date: June 8, 2023

Applicant: Mark V. Padilla, P.L.A., with MP Studio Landscape Architecture, LLC

Staff Coordinator: Jacob Sanchez, Assistant City Arborist, 210-207-0161,
jacob.sanchez@sanantonio.gov

ISSUE:

The applicants project proposes to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Areas.

ALTERNATIVES:

Planning Commission may decide to deny the variance, which means the applicant will have to provide additional mitigation or comply with the Tree Preservation Ordinance.

RECOMMENDATION:

DSD staff recommends approval of the proposed variance.