



City of San Antonio

Agenda Memorandum

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

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

TPV 22-018 TRE-APP-APP21-38800372 – Stillwater Ranch Phase 3 MDP Variance Request
Variance Request to mitigate for removal of tree stand in excess of the 80% tree preservation requirements within the Environmentally Sensitive Areas (ESA) in place under the 2010 Tree Preservation Ordinance

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Jon Robinson's letter dated February 1, 2022. 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 tree stand in excess of

the 80% tree preservation requirement within the Environmentally Sensitive Areas (ESA) in place under the 2010 Tree Preservation Ordinance for the development of Stillwater Ranch Phase 3. The proposed project focuses on the construction of residential lots, site grading, rights-of-ways, and utility and drainage installation. DSD staff does agree with the applicant's request to mitigate for the removal of tree stand below the minimum 80% tree stand for the following reasons:

1. Existing site conditions – Due to the excessively flat existing topography at the northern portion of the property, additional site grading and subsurface storm drainage will be required to develop Units 24-28. The subsurface storm drainage required to develop Units 24-28 must extend further east into the ESA, increasing the total existing tree stand to be removed within the ESA. The resulting in place preservation percentage for the ESA will be 39.92%.

2. Tree Preservation Details -

- Tree Stand within ESA
 - Total number of existing tree stand: 64,830 SF / 1.49 Ac.
 - Total number of tree stand Removed: 38,949 SF / 0.89 Ac.
 - Total number of tree stand Preserved: 25,881 SF / 0.59
 - Preservation percentage: 39.92%
 - Required Mitigation: 496"
- Total ESA Mitigation: 496 inches

3. Tree mitigation– The total ESA mitigation required is 496 inches. The owner proposes to mitigate by planting: (3) 3-inch caliper trees per 70 lots and (2) 3-inch caliper trees per 26 lots for a total of 498.0 inches. Trees proposed to be planted are native medium and large species shade trees. The planted trees will be 3-inch caliper trees and will provide additional species diversity. DSD staff supports the applicant's request to fall below the minimum 80% tree stand within the ESA based on the conditions of the site, design constraints, planting 3-inch caliper trees, planting additional trees per lot, and the applicant meeting mitigation requirements by planting. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 31, 2022 by Jon Robinson, Horizon Design and Development, on behalf of RSI Stillwater, LLC

Applicant/Project Manager: Jon Robinson, Horizon Design and Development

Staff Coordinator: Herminio Griego, Assistant City Arborist, 210-207-06042
herminio.griego@sanantonio.gov

ISSUE:

The applicants project proposes removal of tree stand within the ESA and does not meet the required minimum preservation of 80% for tree stand.

ALTERNATIVES:

Planning Commission can approve or deny the variance request.

RECOMMENDATION:

DSD staff recommends approval of the proposed variance.