

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: DISTRICT 2

PROJECT: TRE-APP-APP22-38802379 TPV 23-139 REQ-CMROAEVR-23-444000020 Sulphur Springs Offsite Sewer

POSTING LANGUAGE:

TPV 23-139: Requested by Mr. Dane Wright., with Pape-Dawson Engineers, Inc. for a variance to remove trees in excess of the 80% Tree Stand and 100% heritage tree preservation requirements within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2015 Tree Preservation Ordinance for Sulphur Springs Offsite Sewer , generally located near the intersection of Interstate Highway-410 and New Sulphur spring Road. Staff recommends approval. (Charles Johnson Senior Plans Examiner, (210)-207-0170, Charles.johnson2@sanantonio.gov, Development Services Department).

SUBJECT:

Variance Request to mitigate for removal of heritage trees in excess of the 100% preservation requirement of heritage trees within the 100-year Floodplain in place under the 2015 Tree Preservation Ordinance

BACKGROUND INFORMATION:

Council District: District 2

Filing Date: February 24, 2023

Applicant: Mr. Dane Wright with Pape-Dawson Engineers Inc.

Staff Coordinator: Charles Johnson, 210-207-0170, Charles.johnson2@sanantonio.gov

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Dane Wright on February 24, 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 heritage trees in excess of the 100% heritage tree preservation requirement within the 100-year Floodplain in place under the 2015 Tree Preservation Ordinance for the Sulphur Springs Offsite Sewer. The proposed project focuses on developing upgrading and increasing the capacity of an offsite sewer line serving the Sulphur Springs Manufacture Housing Development. . DSD staff does agree with the applicant’s request to mitigate for the removal of heritage trees below 100% tree preservation for the following reasons:

1. *Existing site conditions* – Due to existing site conditions and design and layout constraints, the project is unable to preserve 100% of heritage trees within both the 100-year Floodplain. The

proposed removal of the one heritage tree is needed because increased growth and flows from the Sulphur Springs area is requiring the original 1985 10" sewer line to be upsized to a 12" inch sewer line. SAWS required 100% of the easement for installation of the upsized sewer line.

- a. 100-year Floodplain Tree Stand (Square Feet)= 10,340 Square Feet removed, 43,940 Square Feet preserved 81% preservation ratio, 0 inches of required mitigation
 - b. 100-year Floodplain Heritage trees = 30.1 inches removed (1 trees), 0 inches preserved 0% preservation ratio, 91.5 inches of required mitigation
 - c. Environmentally Sensitive Area Tree Stand (Square Feet) = 1,394 Square Feet removed, 5,782 Square Feet preserved, 81 % preservation ratio, 0 inches of required mitigation
 - d. Environmentally Sensitive Area Heritage trees = None Present
2. *Tree mitigation*– The total mitigation required for the removal of heritage trees within the 100-year Floodplain 91.5 inches. The applicant will plant 61 medium to large native species shade trees on the nearby Sulphur Springs Manufactured Housing development; as depicted in the accompanying exhibit. Twenty-six streetscape trees along the entrance will be included in the planting. The disturbed areas will be drill seeded with native seed mix ensuring 85% establishment

DSD staff supports the applicant's request to fall below the minimum required preservation of 100% heritage trees within both the 100-year Floodplain based on the conditions of the site, planting of sixty-one (61) native species trees, including twenty-six (26) streetscape trees for a total of 91.5 inches and revegetating disturbed areas with native seed mix. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

ISSUE:

The applicants project proposes removal of heritage trees in the Floodplain and does not meet the required minimum preservation of and 100% Heritage trees within the 100-year Floodplain and 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.