



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 8, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

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

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Ricardo Turrubiates letter dated November 7th, 2022. The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas states that, “Significant trees shall be preserved at eighty (80) percent preservation within both the 100-year floodplains and environmentally sensitive areas. 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 significant trees in excess

of the 80% preservation requirements within the Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance for construction of 1619 W. Travis St. – future residential development. DSD staff does agree with the applicant's request to mitigate for the removal of significant trees below 80% for the following reasons:

1. Existing site conditions – The 0.394-acre (17,162.64'sf) site is located at 1619 W. Travis St. (Parcel Key # 792662) – Northwest side of San Antonio, approximately 200 linear feet west from the intersection of W. Travis St. at N. Smith St. Within the site is approximately 0.06 acres (2,613.6' sf) of Environmentally Sensitive Area. Located parallel to the Environmentally Sensitive Area is the 100-Year Floodplain that resides entirely outside of the developable site. To increase overall tree preservation the engineer re-designed the site multiple times but was not able to provide a plan that could meet the current tree preservation requirements. The 30' wide Environmentally Sensitive Area site contains (2) large significant species trees for a total of 24" caliper inches. A total of 16" caliper inches consisting of (1) existing 16"-Huisache will be required to be removed to complete the necessary site work and the proposed multi-dwelling residential development. The remaining (1) large significant species will be preserved. Within the 30' wide Environmentally Sensitive Area (ESA) the preservation rate is 33.3% significant tree preservation. The required mitigation for the 30' wide Environmentally Sensitive Area (ESA) is 11.2" caliper inches. There are no existing Heritage trees within the 30' wide Environmentally Sensitive Area (ESA).

a. Environmentally Sensitive Area Significant trees = 16" inches removed (1 tree), 8" inches preserved (1 tree), 33.3% preservation ratio, 11.2" inches of required mitigation

2. Tree mitigation - The project will exceed the minimum required total mitigation of 11.2" caliper inches by planting back (8) medium and large native species at 2" caliper each, totaling 16" caliper inches as tree preservation mitigation trees. This mitigation exceeds the minimum 80% tree preservation required within the ESA, achieving 100% tree preservation mitigation.

DSD staff supports the applicant's request to fall below 80% of significant tree preservation requirements within the Environmentally Sensitive Area (ESA) based on the existing conditions of the site, the development design constraints, and going above & beyond with an additional 4.8" caliper inches planted back. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 5

Filing Date: October 12th, 2022, Mint Development, LLC on behalf Eleven Global Holding, LLC

Applicant/Project Manager: Ricardo Turrubiates

Staff Coordinator: Jacob Sanchez, Assistant City Arborist, 210-207-0161
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ISSUE:

The applicants project proposes removal of large significant trees within the ESA and does not meet the required minimum preservation of 80% for Large Significant trees within the Environmentally Sensitive Areas.

ALTERNATIVES:

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

RECOMMENDATION:

DSD staff recommends approval of the proposed variance.