



Tree Mitigation Variance Request

PZ-2024-32

Grissom Road Carwash

5600 Block Grissom Road

Susana Huerta, AICP

Planning and Zoning Director

City Council Meeting

November 19, 2024

Summary

- Question

- The City Council is being asked to grant a Tree Mitigation Variance to Allow the Removal of 17 Medium & 6 Large Trees, and to pay a reduced Fee-In-Lieu of Planting of \$1,775.00 in Tree Mitigation fees, located in the 5600 Block of Grissom Road, being Lots 4 & 5, Block 102, CB 4433, Timberhill Apartments Subdivision, on approximately 2.32-acres of land

- Options

- Grant the variance
- Deny
- Other

- Declaration

- At Council's discretion - tree removal will accommodate orderly development of area and encourage planting of native trees

Background

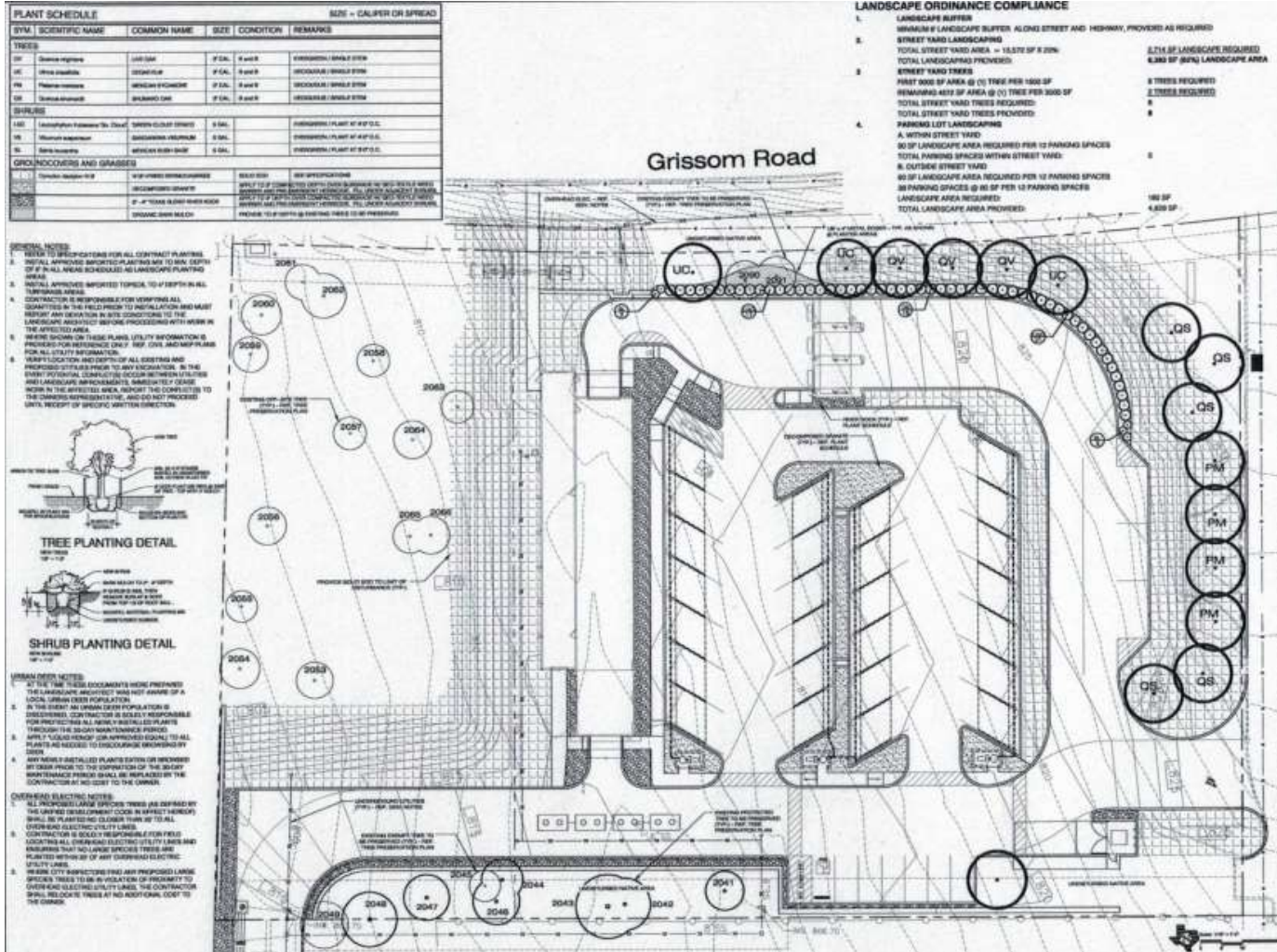
- 1/16/24 - City Council approved rezoning of the property, from B-2 Retail with Sustainability Overlay (SO) Zoning District to B-2 Retail
- Tree Mitigation Plan is to plant 14-3" trees including 3 Live Oaks, 2 Cedar Elms, 4 Mexican Sycamores & 5 Shumard Oaks
- Tree Mitigation fees in the amount of \$7,100 would be due to the City
- Request is to reduce the fee from \$7,100 to \$1,775

Mitigation Summary

Trees to be Removed Requiring Mitigation				3" Trees to be Planted per the Plans		
Tree #	Type	Size	Caliper Size			
2026	HACKBERRY	M	8	Live Oak	3	
2030	MESQUITE	L	18	Cedar Elm	2	
2032	MESQUITE	M	10	Mexican Sycamore	4	
2034	MESQUITE	L	15	Shumard Oak	5	
2035	MESQUITE	M	12	Total	14	
2036	HACKBERRY	M	8	Shrubs to be Planted		
2039	MESQUITE	M	11	Green Cloud Cenzio	38	
2048	HACKBERRY	L	13	Sandankwa Viburnum	15	
2049	HACKBERRY	M	11	Mexican Bush Sage	5	
2051	MESQUITE	M	8	Total	58	
2073	HACKBERRY	M	7	Tree Variance Request		
2075	HACKBERRY	M	9	Caliper Size	# of Trees	
2076	MESQUITE	M	8	Total Caliper Inches of all Trees being removed	239.00	23
2078	HACKBERRY	M	9	Caliper Reduction for Tree Planting Mitigation	(168.00)	14
2083	HACKBERRY	M	12	Total Remaining Caliper Inches Requiring Mitigat	71.00	
2084	HACKBERRY	M	9	Fee-In-Lieu Remaining	7,100.00	
2085	HACKBERRY	M	7	Reduction Request for Variance	5,325.00	
2087	MESQUITE	L	15	Total Fee-In-Lieu Requested with Variance	\$1,775.00	
2088	HACKBERRY	M	8			
2092	HACKBERRY	L	11			
2093	HACKBERRY	M	8			
2095	HACKBERRY	M	9			
2023	HACKBERRY	L	13			
Trees than need to be removed		Caliper Inches				
Medium	17	154				
Large	6	85				
Heritage	0	0				
Total	23	239				
**Total Trees onsite		94				



Tree Mitigation Plan



Code Requirements

- City Code mandates that for each medium tree removed, 1 tree of 6” or more in diameter be planted and for each large tree, 1 tree of 8” or more in diameter be planted
- Per Code up to 25% of required trees may be mitigated rather than preserved, unless insufficient land area exists to plant the required total caliper width of replacement trees, then “cash in lieu of” amount may be increased up to 50% of the required replacement tree amount
- Applicant is preserving 22 trees

Code Requirements

- City Code states:
 - Variances may be granted after consideration and approval of the City Council, where a literal enforcement of the provision of the Article will result in unnecessary hardship
 - No variance may be granted unless:
 - Such variance will not be contrary to the public interest;
 - Such variance will be in harmony with the spirit and purposes of the article;
 - The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
 - The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.

Fiscal Impact

- Tree mitigation fees in the amount of \$1,775.00 will be paid into the Tree Mitigation Fund
- This fund is restricted to supporting additional tree planting at approved sites in Leon Valley
- The granting of this variance would facilitate the development of a new car wash, which will increase the City's sales and ad valorem tax base

Recommendation

- At the discretion of the City Council