



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 26, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Variance Request to mitigate for removal of large species significant trees in excess of the 80% preservation requirement within the 100-year floodplain in place under the 2023 Tree Preservation Ordinance.

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Richard Mott's letter. 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 large species significant

trees in excess of the 80% significant tree preservation requirements within the 100-year floodplain in place under the 2023 Tree Preservation Ordinance for the Miro Meadows Subdivision. DSD staff does agree with the applicant's request to mitigate for the removal of large species significant trees below 80% tree preservation requirements with the 100-year floodplain for the following reasons:

Site Design and Layout – The site has a previously approved variance for the removal of large species significant trees below the 80% preservation requirement. The previously approved large species significant tree preservation percentage was 78.5%. Additional large species significant trees have been removed from the 100-year floodplain beyond what was previously approved by the Planning Commission due to them either being dead or in-decline per a recent tree inspection. As a result of the proposed tree removal within the 100-year floodplain, the revised tree preservation ratios are as follows:

a. 100-year floodplain large species significant trees = 105 inches removed (9 trees), 287 inches preserved (23 trees), 73.21% preservation ratio, 27 inches of required mitigation.

Tree Mitigation– The total mitigation required for the removal of large species significant trees within the 100-year floodplain is 27 inches. The owner proposes to mitigate by planting (2)-2.5” caliper trees per 215 lots for a total of 430 inches of mitigation provided.

DSD staff supports the applicant's request to fall below the minimum 80% tree preservation of large species significant trees within the 100-year floodplain due to upsizing all trees from 1.5” caliper to 2.5” caliper, exceeding mitigation requirements, and exceeding tree canopy cover 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: October 8, 2024

Applicant: Richard Mott with Lennar Homes of Texas

Staff Coordinator: Herminio Griego, Assistant City Arborist, 210-207-6042, herminio.griego@sanantonio.gov

ISSUE:

The applicant's project proposes removal of large species significant trees within the 100-year floodplain and does not meet the required minimum preservation of 80% large species significant trees within the 100-year floodplain.

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.