



City of San Antonio

Agenda Memorandum

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

Agenda Date: August 28, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Variance Request to mitigate for removal of trees in excess of the 80% preservation requirement within the 100-year floodplain as stated under the 2022 Tree Preservation Ordinance.

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Hilbig'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. 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 areas 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 requirement within the 100-year floodplain under the 2022 Tree

Preservation Ordinance for the development at 4115 W. Commerce St. DSD staff does agree with the applicant's request to mitigate for the removal of trees in excess of 80% preservation of significant trees within the 100-year floodplain for the following reasons:

1) Existing Site Conditions – The previously developed 1.783-acre tract at 4115 W. Commerce St. is located parallel to the San Antonio Apache Creek Greenway located between NW 26th St. and NW 25th St. The 1.783-acre tract resides entirely within the 100-year floodplain. A previously approved Planning Commission Variance REQ-CMRORAEVR-23-44400522 was supported to allow the proposed commercial development within the 100-year floodplain. Project site was previously developed with a mixture of commercial uses now demolished and with only dilapidated concrete pads and paving remaining surrounding the existing trees. The proposed self-storage facility will consist of a single storage building with limited customer parking and onsite detention. The proposed development will include Low Impact Development (LID) features to promote infiltration of run off and protect water quality. This, coupled with redevelopment that includes removal of the existing vehicle storage and automotive garage, will beautify the area and improve water quality leaving the site. The proposed self-storage facility will require the necessary grading to elevate the site requiring the removal of five (5) out of five (5) large significant trees within the 100-year floodplain.

a. 100-year floodplain - Large Significant Trees = 76 total inches (5 trees), 76 inches removed (5 trees), 0 inches preserved (0 trees), 0.0% preservation ratio, 60.8 inches of required mitigation.

2) Tree Mitigation – The total mitigation required for the excess removal of significant trees within the 100-year floodplain is 60.8 inches. The owner proposes to mitigate by planting thirty-seven (37) – medium and large native species ranging between 1.5-inch & 3-inch caliper totaling seventy-six (76) caliper inches. The proposed mitigation will reestablish the 100-year floodplain trees with 100% mitigation being planted back on site.

3) DSD staff supports the applicant's request to fall below the minimum 80% tree preservation for large significant species trees within the 100-year floodplain for the proposed self-storage facility construction and associated grading. The owner exceeds the minimum required 80% tree preservation mitigation within the 100-year floodplain with an additional 15.2 caliper inches. In addition, the proposed development will include for Low Impact Development (LID) features to promote infiltration of run off and protect water quality. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 5

Filing Date: June 7, 2024

Applicant: Matthew Hilbig

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

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ISSUE:

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