



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: District 10

SUBJECT:

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

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Adam Rademacher'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 small species significant

trees in excess of the 80% small species significant tree preservation requirements within the 100-year floodplain buffer/ESA in place under the 2023 Tree Preservation Ordinance for the Residences at Salado Creek project. DSD staff does agree with the applicant's request to mitigate for the removal of small species significant trees below 80% tree preservation requirements with the 100-year floodplain buffer/ESA for the following reasons:

Site Design and Layout – The small species significant tree preservation is not meeting the 80% preservation requirement because there are only four (4) small species significant trees within the 100-year floodplain buffer/ESA and one of them is in an area that conflicts with the proposed sidewalk needed to access a residence's front door. As a result of the proposed tree removal within the 100-year floodplain buffer/ESA, the small species significant tree preservation ratios are as follows:

a. 100-year floodplain buffer/ESA small species significant trees = 5.5 inches removed (1 tree), 18 inches preserved (3 trees), 76.59% preservation ratio, 0.8 inches of required mitigation.

Tree Mitigation– The total mitigation required for the removal of small species significant trees within the 100-year floodplain buffer/ESA is 0.8 inches. The owner proposes to mitigate by planting (14)-1.5 inch caliper trees for a total of 21 inches of mitigation provided.

DSD staff supports the applicant's request to fall below the minimum 80% tree preservation of small species significant trees within the 100-year floodplain buffer/ESA due to the applicant planting tree species diversity, planting additional trees for landscaping requirements, exceeding mitigation requirements, and meeting tree canopy requirements by planting. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 10

Filing Date: December 20, 2024

Applicant: Adam Rademacher, P.E. with Pape-Dawson Engineers

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

ISSUE:

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

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.