



City of San Antonio

Agenda Memorandum

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

Agenda Date: June 26, 2024

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 trees in excess of the 80% preservation requirement within the 100-year floodplain & removal of Heritage trees in excess of 100% preservation requirement within 100-year floodplain the as stated under the 2022 Tree Preservation Ordinance.

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Ms. Sandoval'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 trees in excess of the

80% preservation requirement within the 100-year floodplain & to allow removal of Heritage trees in excess of 100% preservation requirement within 100-year floodplain under the 2022 Tree Preservation Ordinance for the partial development at 421 Roosevelt Ave. DSD staff does agree with the applicant's request to mitigate for the removal of trees in excess of 80% preservation of all protected trees 100% preservation of heritage trees within the 100-year floodplain for the following reasons:

Existing Site Conditions – The currently undeveloped 4.561-acre tract at 423 Roosevelt is located parallel to the San Antonio River between Mission Rd. and Roosevelt Avenue. There is 2.45 acres of the property within the 100-year floodplain. A CLOMAR (21-06-1633P) was approved to allow earth work improvements for the construction of an onsite detention pond. The construction of the detention pond and necessary grading will require the removal of three (3) out of seven (7) large significant trees and one (1) heritage tree from within the 100-year floodplain. The owner proposes to partially develop a detention pond in preparation for future development. The intent of the limited site work associated with the new detention pond is necessary to reestablish the effective floodplain as outlined within the approved (Conditional Letter of Map Revision) CLOMR 21-06-1633P. The CLOMR was supported to complete the initial earthwork improvements in anticipation of redefining the effective floodplain. The development of the detention pond and associated grading will require the removal of (3) three out of (7) seven large significant species trees from within the 100-year floodplain and (1) one Heritage tree from within the 100-year floodplain.

a. 100-year floodplain - Large Significant Trees = 130 total inches (7 trees), 60 inches removed (3 trees), 70 inches preserved (4 trees), 53.8% preservation ratio, 34 inches of required mitigation. 100-year floodplain – Heritage Trees = 37 total inches (1 tree), 37 inches removed (1 tree), 00.0% preservation ratio, 111 inches of required mitigation.

b. Tree Mitigation – The total mitigation required for the excess removal of significant and Heritage trees within the 100-year floodplain is 145 inches. The owner proposes to mitigate by planting (10) – 1.5 caliper inch medium and large native species totaling fifteen (15) caliper inches. The mitigation balance of 130 inches will be paid into the Tree Preservation Mitigation Fund at \$200 per inch totaling \$26,000.

DSD staff supports the applicant's request to fall below the minimum 80% tree preservation for large significant species trees and 100% Heritage trees within the 100-year floodplain the construction of the required detention pond and associated grading to redefine the prescribed floodplain limits. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 5

Filing Date: February 21, 2024

Applicant: Erin Sandoval, E.I.T. with WGI, Inc.

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 & 100% heritage 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.