



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 11, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Variance Request to mitigate for removal of large species significant trees in excess of the 80% preservation requirement within the Environmentally Sensitive Area (ESA) in place under the 2023 Tree Preservation Ordinance.

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Bobby Eichholz 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 to mitigate for removal of large species significant trees in

excess of the 80% large species significant tree preservation requirements within the ESA in place under the 2023 Tree Preservation Ordinance for the South Flores Police Station project. DSD staff does agree with the applicant's request to mitigate for the removal of large species significant trees below 80% tree preservation requirements within the ESA for the following reasons:

Site Design and Layout – The large species significant tree preservation is not meeting the 80% preservation requirement within the ESA. There are four (4) protected significant trees located within the ESA. Two (2) protected significant trees will be removed for the construction of the driveway entrance-exit to the South Flores Police Substation. As a result of the proposed tree removal within the ESA, the large species significant tree preservation ratios are as follows:

a. ESA large species significant trees = 30 inches removed (2 trees), 21 inches preserved (2 trees), 41% preservation ratio, 19.8 inches of required mitigation.

Tree Mitigation – The total mitigation required for the removal of large species significant trees within the ESA is 19.8 inches. The owner proposes to mitigate by planting 267 inches of mitigation and landscaping trees.

DSD staff supports the applicant's request to fall below the minimum 80% tree preservation of large species significant trees within the ESA due to the applicant meeting mitigation requirements by planting trees. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 3

Filing Date: February 24, 2025

Applicant: Bobby Eichholz, Rialto Studio

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 ESA and does not meet the required minimum preservation of 80% large species significant trees within the 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.