



City of San Antonio

Agenda Memorandum

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

Agenda Date: October 23, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

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. Granado’s hardship 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 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 711 S. Foster Rd. 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 partially developed 871.2-acre tract at 711 S. Foster Rd. is located at the southwest intersection of E. Houston St. and S. Foster Rd. parallel to the Rosillo Creek. The current project limits for Phase II consist of 10.96 acres out of 86.86 acres within the Floodplain and ESA. The approved Floodplain Development Permit was supported to allow the proposed drainage culvert improvements and bridge crossing within the 100-year floodplain. The HEB SASR Project is currently being phased with build-out expected sometime in 2026. The necessary grading and construction required for the proposed drainage improvements and bridge-crossing will require the removal of ten (10) out of thirty-seven (37) large significant trees within the 100-year floodplain.

a. 100-year floodplain - Large Significant Trees = 441 total inches (37 trees), 133.5 inches removed (10 trees), 307.5 inches preserved (27 trees), 69.7% preservation ratio, 45.3 inches of required mitigation.

2) Tree Mitigation – The total mitigation required for the excess removal of significant trees within the 100-year floodplain is 45.3 inches. The owner proposes to mitigate by planting sixteen (16) – medium and large native species at three-inch (3) caliper each totaling forty-eight (48) 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 drainage improvements and bridge-crossing construction and associated grading. The owner exceeds the minimum required 80% tree preservation mitigation within the 100-year floodplain with an additional 2.7 caliper inches. The proposed variance request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: 2

Filing Date: February 8, 2024

Applicant: Amanda Perez

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

jacob.sanchez@sanantonio.gov

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.