



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Elm Trails Subdivision
<b>Address:</b>	North of the intersection of Elm Trail and Walzem Rd.
<b>A/P #/PPR #/Plat#:</b>	Plat 20-11800502, BSA# APP-20-38800016
<b>VR Submittal Date:</b>	6/1/2021
<b>VR Submitted by:</b>	Mr. Travis Elseth, P.E., with KFW Engineers on behalf of Mr. Richard Mott, P.E., Lennar Homes of Texas & Construction LTD.
<b>Issue:</b>	Below 80% preservation of significant trees and 100% preservation of heritage trees in the 100 - Year Flood Plain
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-523 (h)
<b>By:</b>	Mark C Bird, City Arborist, Eric Rodriguez, Senior Plans Examiner

The Development Services Department (DSD) has reviewed the information presented in Mr. Travis Elseth's letter submitted June 1, 2021.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) 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 floodplains and environmentally sensitive areas.”

**Applicant Hardship:** The proposed site must be embanked to properly drain runoff and meet UDC regulations for residential lots, and to comply with Atlas 14 floodplain delineation requirements. Extreme topography and the proposed delineated Atlas 14 floodplain water surface elevation are the causes for the necessary embankment to the site. The 3 mesquite trees within the buffer are being removed for the construction of a retaining wall to elevate lots above the proposed delineation of the Atlas 14 floodplain as demonstrated on the tree preservation plan.

The applicant wishes to remove significant trees in excess of the minimum preservation requirements for the floodplain buffer. DSD staff does agree with the applicant's request to mitigate below minimum preservation of significant trees in the floodplain buffer for the following reasons:

1. The proposed site must be embanked to properly drain runoff and meet UDC regulations for residential lots, and to comply with Atlas 14 floodplain delineation requirements.
2. There are only 3 mesquite trees clustered together within the floodplain buffer, ranging from 11.5 to 14 inches. The limited number of trees located within the ESA area and their distribution on the property did not allow for preservation of the 3 trees.
3. Extreme grading practices became necessary for the Ultimate Development of the site, and even though mass grading is proposed in the floodplain buffer, the owner is not modifying the floodplain portion of the site.
4. To meet the mitigation of 29.2 inches for significant tree removal below minimum preservation requirements in the floodplain buffer, the applicant will plant a total of 96 trees on forty-eight (48) residential lots and upsize each tree from 1.5 to 2-inch caliper. The 48 inches of planted trees is 18.8 inches above the required mitigation of 29.2 inches.

DSD staff agrees with the applicants' analysis and supports the request to remove significant trees below the minimum preservation requirements for the Floodplain Buffer. The Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.


RECOMMENDATION: Variance Request Approval



Mark C Bird  
City Arborist  
DSD – Land Development Environmental

6/4/2021

Date



Stephen Stokinger, P.E.  
Development Services Engineer  
DSD – Land Development Engineering

2021/06/04

Date

I have reviewed the Variance Analysis and concur with the recommendation.



Melissa Ramirez  
Assistant Director  
Development Services Department

06/04/2021

Date