



City of San Antonio

Agenda Memorandum

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

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

TPV 22-019 TRE-APP-APP21-38801076 – McCrary Tract Subdivision Units 1, 2, 4, & 5
Variance Request

SUMMARY:

The Development Services Department (DSD) has reviewed the information presented in Mr. Sean McFarland’s letter dated January 27th, 2022. 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 tree stand in excess of the 80% tree preservation within the Floodplain and the 100% heritage tree preservation requirements within the Floodplain and Environmentally Sensitive Areas (ESA) in place under the

2010 Tree Preservation Ordinance for the development of McCrary Tract Subdivision Units 1, 2, 4, & 5. The proposed project focuses on the construction of residential lots. DSD staff does agree with the applicant's request to mitigate for the removal of tree stand below the minimum 80% and heritage tree preservation below 100% for the following reasons:

1. Existing site conditions – Due to the location of an CPS OHE easement and to tributary floodplain improvements, the project is unable to preserve the minimum 80% of tree stand within 100-Year floodplain and the minimum 100% heritage tree preservation with both the Floodplain and ESA. The owner has no control over the final location of the CPS easement needed to provide utility infrastructure to the development and goes through the floodplain and ESA areas. The tributary B floodplain channel improvement are also necessary to reclaim floodplain, convey and contain the 100-year WSE of the existing floodplain and to ensure future homes are not flooded.

2. Tree Preservation Details -

- Heritage Trees in Floodplain
 - Total number of existing inches/trees: 632.5"/23 trees
 - Total number of inches Removed/trees: 137"/5 trees
 - Total number of inches Preserved/trees: 495.5"/18 trees
 - Preservation percentage: 78.34%
 - Required Mitigation: 411"
- b. Heritage Trees in ESA
 - Total number of existing inches/trees: 428.5"/15 trees
 - Total number of inches Removed/trees: 26"/1 tree
 - Total number of inches Preserved/trees: 402.5"/14 trees
 - Preservation percentage: 93.93%
 - Required Mitigation: 78"
- Tree stand in Floodplain
 - Total number of existing tree stand: 1,366,309 SF / 31.37 Ac.
 - Total number of tree stand Removed: 303,979 SF / 6.98 Ac.
 - Total number of tree stand Preserved: 1,062,330 SF / 24.39 Ac
 - Preservation percentage: 77.75%
 - Required Mitigation: 587"
- Total Mitigation: 1,076 inches

3. Tree mitigation– The total mitigation required is 1,076 inches. The owner proposes to mitigate by planting: (4) 3-inch caliper trees per 232 lots, (5) 3-inch caliper trees per 176 lots, and (65) 2-inch caliper streetscape trees for a total of 4,232.5 inches. Trees proposed to be planted are native medium and large species shade trees. The planted trees will range in sizes from 2-inch to 3-inch caliper trees and will provide additional species diversity.

DSD staff supports the applicant's request to fall below the minimum 80% tree stand within the Floodplain and 100% heritage trees within the Floodplain and ESA based on the conditions of the site, design constraints, and the applicant is exceeding mitigation requirements by planting. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: January 27, 2022 by Sean McFarland, P.E., Cude Engineers on behalf of Felipe Gonzalez, Pulte Homes of Texas, LP

Applicant/Project Manager: Sean McFarland, P.E., Cude Engineers

Staff Coordinator: Herminio Griego, Assistant City Arborist, 210-207-06042
herminio.griego@sanantonio.gov

ISSUE:

The applicants project proposes removal of tree stand and heritage trees in the floodplain and ESA and does not meet the required minimum preservation of 80% for tree stand and 100% Heritage trees within the Floodplain and Environmentally Sensitive Areas.

ALTERNATIVES:

Planning Commission can approve or deny the Variance request

RECOMMENDATION:

DSD staff recommends approval of the proposed variance.