



August 26, 2022

Environmental Variance Request Review
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: McCrary Tract Take 2 & 3
TRE-APP-APP22-38801000
35-523 Tree Preservation

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear Development Services,

This letter is to request consideration for an environmental variance for McCrary Tract, Take 2 & 3 (TRE-APP-APP22-38801000) located approximately 1900' north of Swayback Ranch & Davis Ranch.

This Environmental Variance Request letter is regarding the Tree Delineation Method Alternative standards in UDC Code 35-523 (H):

- “100% preservation of heritage trees within the floodplain”
- “100% preservation of heritage trees within the ESA”

Site Conditions

The McCrary Tract Take 2 & 3 subdivision is a portion of land within the McCrary Tract Subdivision MDP (LAND-MDP-19-11100042). This tree plan covers McCrary Tract Units D, E, F, G, 6, 11, 13, 14, 16, 18, 20, 21 and 23 from the approved MDP. Currently, the site includes existing significant and heritage trees across the site.

McCrary Tract Take 2 & 3 proposes 568 single-family lots. Many trees will need to be removed to construct street, drain and utility infrastructure as well as homes. All significant and heritage trees have been surveyed to see how many can be removed to satisfy the preservation requirements.

RID 2017-005

Rules Interpretation Decision 2017-005 specifically addresses UDC Section 35-523(n)(1) by stating variances to the terms and requirements of this division may be granted by the city arborist where a literal enforcement of the provisions of this division will result in an unnecessary hardship.

Justification

There is a total of 5,544 inches of heritage trees on the site that are within the existing 100-year floodplain. 100% of heritage trees within the current 100-year floodplain must be preserved. After construction of McCrary Tract Take 2 & 3, 4,888 inches of existing 100-year floodplain heritage trees will be preserved. Only 88.17% of the existing 100-year floodplain trees will be preserved. The remaining 656" of heritage tree removal is within Tributary B channel improvements needed per the approved CLOMR and Government Canyon Creek channel improvements, and these channels have been optimally designed in order to preserve as many trees as possible. These channels are necessary to convey and contain the 100-year water surface elevation and to not adversely impact the Galm Road bridge. A summary of the saved and removed trees are shown below:

HERITAGE TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
HERITAGE FP TREES REMOVE	656"
HERITAGE FP TREES SAVED	4,888"
TOTAL HERITAGE FP TREES	5,544"
FP HERITAGE PRESERVATION (100% MINIMUM)	88.17%

There is a total of 458" of heritage trees on the site that are within the existing Environmentally Sensitive Area. 100% of heritage trees within the current Environmentally Sensitive Area must be preserved. After construction of McCrary Tract Take 2 & 3, 400" of existing Environmentally Sensitive Area trees will be preserved. 87.34% of the existing Environmentally Sensitive Area trees will be preserved. The 58" removal of heritage tree is within Tributary B channel improvements needed per the approved CLOMR and Government Canyon Creek channel improvements, and these channels have been optimally designed in order to preserve as many trees as possible. These channels are necessary to convey and contain the 100-year water surface elevation and to not adversely impact the Galm Road bridge. A summary of the saved and removed trees are shown below:

HERITAGE TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)	
HERITAGE ESA TREES REMOVE	58"
HERITAGE ESA TREES SAVED	400"
TOTAL HERITAGE ESA TREES	458"
ESA HERITAGE PRESERVATION (100% MINIMUM)	87.34%

The total Floodplain and Environmentally Sensitive Area heritage mitigation required for the McCrary Tract Take 2 & 3 tree plan is **2,142 inches**. The total proposed mitigation through planted trees is **5,028**

inches and the total proposed mitigation through understory trees is **1,829 inches**. The breakdown of planted trees is shown below.

- 3 - 3” trees per lot to be planted for 99 lots for a total of 297 – 3” trees (891 planted inches). Since 2 – 1.5” trees are required per lot, the yielding mitigation is **594 inches**.
- 4 - 3” trees per lot to be planted for 455 lots for a total of 1,820 – 3” trees (5,460 planted inches). Since 2 – 1.5” trees are required per lot, the yielding mitigation is **4,095 inches**.
- 5 - 3” trees per lot to be planted for 14 lots for a total of 70 – 3” trees (210 planted inches). Since 2 – 1.5” trees are required per lot, the yielding mitigation is **168 inches**.
- One Hundred and Forty (140) – 3” streetscape trees for a total of 420 inches. Since 140 – 1.5” trees are required along a collector, the yielding mitigation is **210 inches**.

Summary

For the development of McCrary Tract Take 2 & 3, the amount of existing heritage trees preserved within the 100-year Floodplain will be below the required 100%. The amount of existing heritage trees preserved within the Environmentally Sensitive Area (ESA) will be below the required 100%. There will only be 88.17% of existing heritage trees preserved within the floodplain and 87.34% of existing heritage trees preserved within the ESA. Mitigation will be provided as stated above, please see below for a summary of the hardships included with the development of McCrary Tract Take 2 & 3.

A large percentage of heritage trees are removed within the ESA and floodplain are within the Tributary B and Government Canyon Creek channel improvements. This is due to the design of the channels per the CLOMR modeling to ensure future homes are not flooded and to ensure no adverse impact to the existing Galm Road bridge. Due to the public improvements stated above, the McCrary Tract Take 2 & 3 development does not meet preservation requirements for heritage, floodplain, and ESA tree canopy per UDC Code 35-523. Thus, the public improvements are placing a hardship on the respected development.

The only properties impacted by the environmental variance are owned by the Applicant and will only benefit from the granting of the exception.

The applicant is requesting an environmental variance to the following:

- 100% preservation of heritage trees within the floodplain.
- 100% preservation of heritage trees within the ESA.

Given the hardship and uniqueness of the subject property and confirmation that granting this exception, will not be detriment of the public’s health, safety, and welfare, nor will be harmful to the subject property on the adjacent properties.

It is our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



ANDREW R. LOWRY, P.E.
ASSOCIATE

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

APPROVED APPROVED W/ COMMENTS DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____
