



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

TPV 21-145 Tree Preservation Variance for McCrary Subdivision Units 1, 2, 4, & 5

SUMMARY:

Request by Mr. Sean McFarland, P.E., for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, general located off Swayback Ranch and Davis Ranch. Staff recommendation: Pending. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Tree	Record	Number:	AP#2529434/TRE-APP-APP21-38801076
Council		District:	ETJ

Consultant: Sean McFarland, P.E. with Cude Engineers
Staff Coordinator: Herminio Griego, Assistant City Arborist, (210) 207-6042

ISSUE:

The applicant is requesting a Variance Request to mitigate for removal of significant tree stand more than the 80% preservation requirements within the 100-year Floodplain and to remove heritage trees in excess of the 100% preservation requirements within both the 100-year Floodplain and Environmental Sensitive Area (ESA) in place under the 2010 Tree Preservation Ordinance for construction of the McCrary Tract Subdivision Units 1, 2, 4, & 5.

ALTERNATIVES:

N/A

RECOMMENDATION:

DSD staff supports the applicant's request to fall below 80% significant tree stand preservation within the 100-year Floodplain and to fall below 100% of heritage tree preservation requirements within both the 100-year Floodplain and ESA based on the proposed plan to meet tree mitigation requirements by planting trees on residential lots and exceeding final tree canopy cover requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.