



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Pecan Springs, Unit 2
Address:	South of Pecan Springs Ranch and North of Anaqua Springs Ranch subdivision, West of Toutant Beauregard Rd.
A/P #/PPR #/Plat#:	Plat 19-11800442, BSA #2795897-2554529, AP# 2554529
VR Submittal Date:	2/10/2021
VR Submitted by:	Mr. Cody Morris, P.E., with Matkin Hoover Engineering & Surveying on behalf of Mr. Taylor Dreiss, Pecan Springs Development Company, LLC.
Issue:	Below 80% preservation of significant tree canopy and 100% preservation of heritage trees in the 100 - Year Flood Plain
Code Sections:	Unified Development Code (UDC), Section 35-523 (h)
By:	Mark C Bird, City Arborist, Eric Rodriguez, Senior Plans Examiner

The Development Services Department (DSD) has reviewed the information presented in Mr. Cody Morris' letter submitted February 10, 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: A section of road running through the floodplain is being proposed as a bridge and will serve as the only entrance/exit from the Pecan Springs residential subdivision directly onto Toutant Beauregard, with no other path available that does not pass through the floodplain.

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

1. A section of the road running through the floodplain is proposed as a bridge which will serve as the only entrance/exit from the Pecan Springs residential subdivision directly

onto Toutant Beauregard, with no other route available that does not pass through the floodplain

2. Access is bound by the existing McAndrews Elementary school property
3. Placement of the bridge is the shortest possible perpendicular path across the floodplain to connect to the existing Pecan Ranch street section
4. This connection serves as the only direct entrance/exit to the existing Toutant Beauregard roadway
5. To meet the mitigation of 340 inches for significant canopy and heritage tree removal below minimum preservation requirements in the floodplain the applicant will plant a total of 290 trees on twenty-nine (29) residential lots. The 493 inches of planted trees is 153 inches above the required mitigation of 340 inches
6. In the non-floodplain non-ESA areas of the Pecan Springs subdivision tree preservation is 77.79%, which is 42% above the minimum 35% preservation requirement resulting in 7,219 inches of surplus inches

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

RECOMMENDATION: Variance Request Approval

Mark C Bird

Mark C Bird
City Arborist
DSD –Land Development Environmental

2/19/2021

Date

Stephen Stokinger

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

2021/02/19

Date

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

Melissa Ramirez

Melissa Ramirez
Assistant Director
Development Services Department

Feb. 22, 2021

Date