

February 10, 2021

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

Re: Pecan Springs Unit 2

Plat #19-11800442

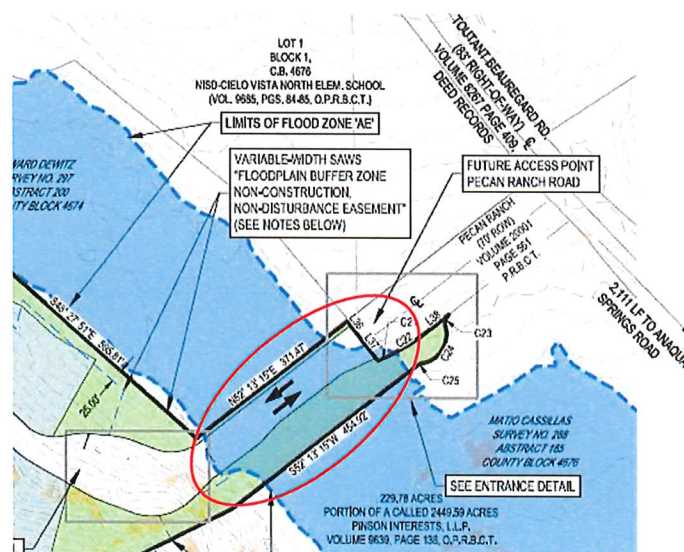
UDC Sec 35-523(f)(2) – Minimum Tree Preservation Requirements

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

City of San Antonio Development Services Staff:

Pecan Springs Unit 2 is a 46.76 acre large-lot single family residential subdivision located off Toutant Beauregard at Pecan Ranch Road. We are requesting an environmental variance to Section 35-523(f)(3) Table 523.1B of the City of San Antonio Unified Development Code regarding minimum tree preservation requirements, specifically the minimum requirement of 80% of the total canopy area and 100% of the heritage trees within a floodplain.

The exception being sought is located along the proposed Pecan Ranch street near the intersection of Toutant Beauregard, indicated by the red circle shown below:



McAndrew Elementary school, the developer has a narrow corridor (+/- 120') to connect his proposed Pecan Springs Unit-2 with the existing stub street. The Developer has gone through extensive design throughout the private neighborhood to create tree save islands and properly locate the streets to have as minimal impact on the existing land as possible.

Pecan Springs Unit 2 is part of an approved overall Master Development Plan which connects Pecan Springs Unit 1 & 2 from the existing Cameron Point road to existing Pecan Ranch road. The connection to Pecan Ranch serves as the only entrance/exit directly onto Toutant Beauregard, with no other path available that does not pass through the floodplain. All steps have been taken in order to reduce the amount of impact this entrance will have on the intersecting floodplain.

The proposed street is designed in attempts to preserve as many trees as possible. The subdivision is laid out to provide the shortest possible perpendicular path across the floodplain to connect to Pecan Ranch road. This reduces the overall area being disturbed by the improvement and helps to mitigate additional tree removal. Additionally, the section of road running through the floodplain is proposed as a bridge, which will result in less amounts of ground disturbance and impervious cover built in that area. Pecan Springs is a unique project for Bexar County with large 1+ acre lots, and is developed in an environmentally conscious and "save the land" type of way.

Summary of hardships mentioned above:

- Access is bound by the existing McAndrew Elementary school for redirecting of access point.
- This is the shortest possible perpendicular path across the floodplain to connect to the existing Pecan Ranch street section.
- This connection serves as the only direct entrance/exit to the existing Toutant Beauregard roadway.

The removal of the heritage trees and existing tree canopy in the flood plain and buffer areas will create a total of 340 inches of required mitigation. 187 inches are from the tree canopy in the floodplain, and 153 inches from the removal of the heritage trees within the floodplain. The following breakdown describes the proposed mitigation for the 29 lot subdivision:

- Trees to be planted are 2 caliper inches per tree, an upsize from the required 1.5 inches of the Tree Ordinance
- Each lot requires 2 – 1.5 inch trees, so a 0.5 inch credit is awarded for each required tree
 - 29 lots * 2 trees * 0.5 inches = 29 inches
- Each lot is proposed to plant 8 additional trees with a 2 inch caliper
 - 29 lots * 8 trees * 2 inches = 464 inches
- Total inches planted for mitigation will be 493 inches, 153 inches above and beyond the required mitigation

It should also be mentioned that the total environmentally sensitive area tree canopy preservation rate of the development is 90.66%, which is also above and beyond the required 80% preservation rate as set forth in the City of San Antonio Tree Ordinance and exceeds this requirement by 548 inches.

For the reasons outlined above, I believe that under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception/variance is granted.

The following items address the UDC for Variances UDC Section 35-483(e):

- ☐ If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- ☐ The hardship relates to the applicant's land, rather than personal circumstances; and



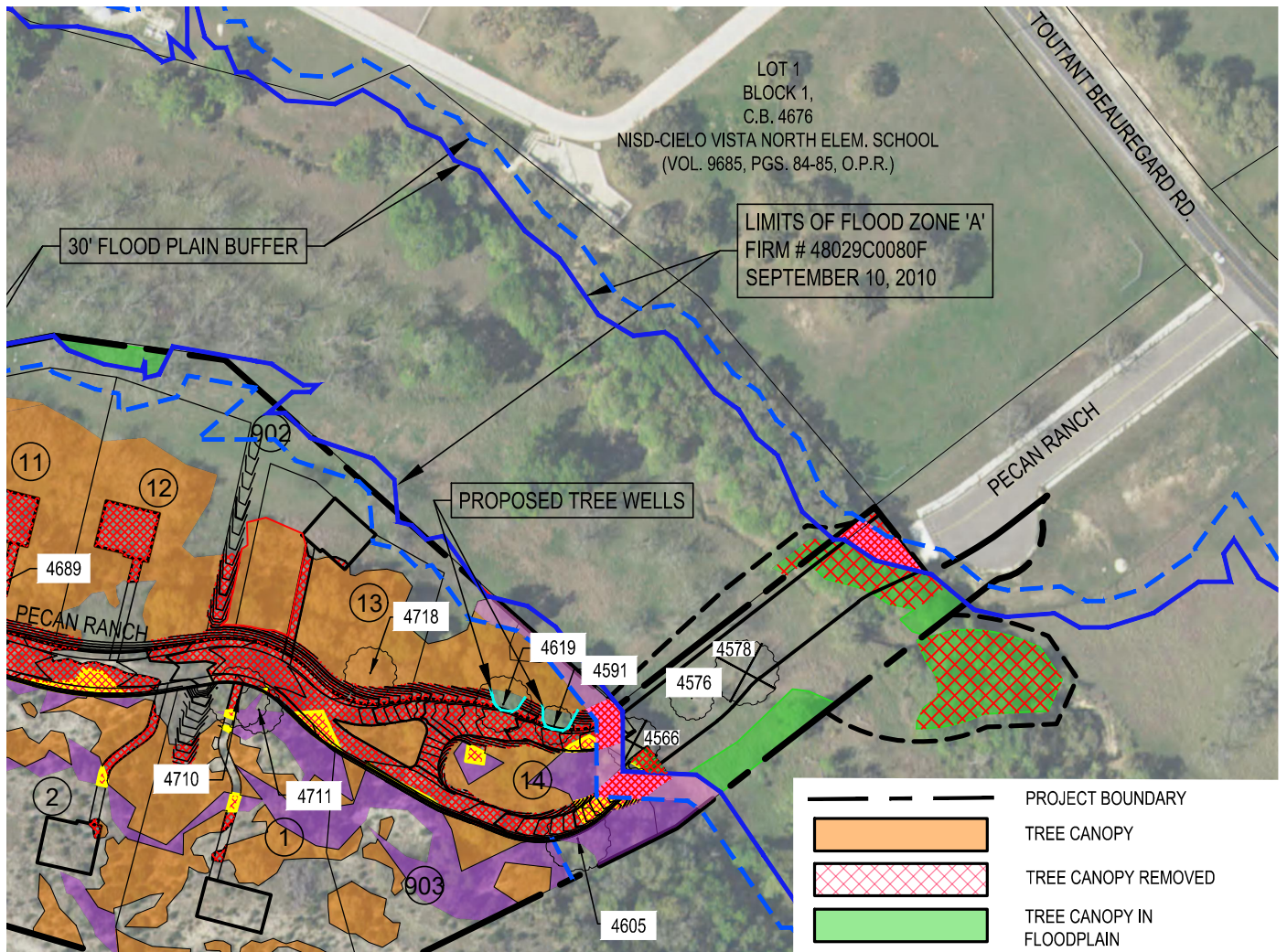
- ☐ The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
- ☐ The hardship is not the result of the applicant's own actions; and
- ☐ The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In my professional opinion, the proposed administrative exception / 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,

Cody Morris, P.E.
Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512

<u>For Office Use Only:</u>		AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>					
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED			
Signature:	_____	Date:	_____		
Printed Name:	_____	Title:	_____		
Comments:	_____ _____ _____				



TREE CANOPY-FLOODPLAIN		
	ACRES	SQUARE FEET
TREE CANOPY-FLOODPLAIN	1.17	50,980
TREE CANOPY-FLOODPLAIN REMOVAL	0.46	19,991
TREE CANOPY-FLOODPLAIN REMAINDER	0.71	30,989
PRESERVATION %	60.79%	
REQUIRED PRESERVATION (80%)	50,980 SF X 80%	40,784.00
TREE CANOPY SURPLUS	30,989.00 SF - 40,784.00 SF	(9,795)
INCHES OF SURPLUS	-9,795.00 SF / 875 = -11.19 TREES	(187) IN.
	-11.19 TREES X 16.7 =	

FLOODPLAIN HERITAGE TREE MITIGATION	
	INCHES
HERITAGE INCHES REMOVED	51
HERITAGE MITIGATION REQUIRED (3:1) (IN.)	153
TOTAL MITIGATION REQUIRED	
HERITAGE + FLOODPLAIN (IN.)	340
NUMBER OF LOTS	29
PROPOSED TREE SIZE (IN.) TO PLANT PER LOT	2
REQUIRED 1.5" TREES PER LOT	58
REQ'D TREES - 0.5" TOWARD MITIGATION (IN.)	29
PROPOSED 8 ADD'L 2 IN. TREES PER LOT (IN.)	464
TOTAL PROPOSED MITIGATION	493

	PROJECT BOUNDARY
	TREE CANOPY
	TREE CANOPY REMOVED
	TREE CANOPY IN FLOODPLAIN
	TREE CANOPY IN FLOODPLAIN REMOVED
	TREE CANOPY- STEEP SLOPE ESA
	TREE CANOPY- STEEP SLOPE ESA REMOVED
	TREE CANOPY - FLOODPLAIN BUFFER ESA AREA
	TREE CANOPY - FLOODPLAIN BUFFER ESA AREA REMOVED
	EXISTING HERITAGE TREE
	REMOVED HERITAGE TREE

TREE CANOPY-ESA TOTALS (STEEP SLOPE AND FLOODPLAIN BUFFER COMBINED)		
	ACRES	SQUARE FEET
TREE CANOPY-STEEP SLOPE	5.91	257,379
TREE CANOPY-STEEP SLOPE REMAINDER	5.47	238,059
PRESERVATION %		92.49%
TREE CANOPY-FLOODPLAIN BUFFER	0.27	11,801
TREE CANOPY-BUFFER REMAINDER	0.14	5,991
PRESERVATION %		50.77%
TREE CANOPY-TOTALS	6.18	269,180
TREE CANOPY REMAINDER TOTALS	5.60	244,050
PRESERVATION %		90.66%

Date: Feb 10, 2021, 8:18am User ID: cmorris

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VARIANCE EXHIBIT
FOR
PECAN SPRINGS UNIT 2
BEXAR COUNTY, TEXAS

JOB NO. 2990.52
DATE FEB 2021
SHEET # 1 OF 1