



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1670

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 3/10/2021

**Title:** TPV 21-035: Request by Mr. Cody Morris 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", generally located South of Pecan Ranch road and North of Anaqua Springs road, West of Toutant Beauregard Road. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 21-035 Pecan Springs Unit 2 Variance Request Staff Analysis signed, 2. 21-035 Final Tree Preservation Plan, 3. 21-035 AEVR Application (002), 4. 21-035 Tree Variance Letter and Exhibit

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:** TPV 21-035 Pecan Spring Unit 2

### SUMMARY:

Request by Mr. Cody Morris 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", generally located South of Pecan Ranch road and North of Anaqua Springs road, West of Toutant Beauregard Road. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Project AP#2554529/Plat 19-11800442  
Council District: In ETJ, outside Council District 8  
Consultant: Mr. Cody Morris  
Staff Coordinator: Mark Bird, City Arborist, (210) 207-0278

### ANALYSIS:

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.