



June 8, 2018

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

**Re: SAWS 15-4802 Martinez Creek  
AP# 2333423**

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

Dear Development Services:

It is requested that the City of San Antonio consider an administrative variance for the above referenced project regarding Unified Development Code (UDC) Section 35-523.

The planned San Antonio Water System (SAWS) Martinez Creek Sewer Replacement Project is located along the drainage path of Martinez Creek between about Perez St. upstream to W. Huisache Ave. near Fredericksburg Rd. The replacement line will address historic sewer capacity limitations, prevent future sewer overflow spillage, protect the water quality of Martinez Creek, protect public health, and thereby improve both environmental conditions and community value of this natural resource. This project will replace the existing sanitary sewer lines within the creek channel such that San Antonio River Authority (SARA) will now be able to include this section of Martinez Creek in its Westside Creeks Projects. Separately planned hike & bike trails under design by SARA will further enhance the community value of Martinez Creek in the area.

The gravity sewer profile requires the downstream alignment to be aligned along the east high bank of the creek, requiring the removal of several trees. Per Article V, Section 35-523 of the UDC, a minimum of 80% of trees within the floodplain are to be preserved. The proposed sewer route preserves 50% of the Significant trees and 100% of the Heritage trees along the project route. Alternate alignments are not viable due to space constraints, conflicts with nearby existing utilities, and required cover above the new sewer line. SAWS requests an offset for tree mitigation of 50% by providing 41,000 square feet of drilled seeding with a native seed mix and an 85% establishment of grasses required on the slopes for the surface restoration of disturbed area. SAWS will contribute \$8,400.00 to the City of San Antonio tree mitigation fund. Please see the following table:

Significant Trees	Floodplain	Units
<b>Tree Data</b>		
Preserved Inches	83.5	inches
Removed Inches	84	inches
Total Inches	167.5	inches
Preserved %	50	%
Required %	100	%
<b>Required Mitigation Calc.</b>		
Preserved (In.)	83.5	inches
Required (In.)	167.5	inches
Mitigation (In)	84	inches

1. All trees are located within the floodplain and no ESA or non-floodplain areas are present within the project area.
2. Required mitigation for the tree survey is 84 inches.
3. Tree mitigation and canopy diversity – SAWS proposes to provide 100% mitigation to satisfy the requirements in the Unified Development Code. Therefore the mitigation is based on  $100\% \times \text{Total Inches} = 167.5 \text{ inches required} - 83.5 \text{ inches (inches preserved)} = 84 \text{ Inches}$ . The project will meet the floodplain and environmentally sensitive areas tree stand canopy mitigation requirements as follows:
  - a. A total of 41,000 Ft<sup>2</sup> of disturbed area will be mitigated by a combination of reseeded the disturbed areas and paying into the Tree Mitigation Fund.
  - b. Reseeding - A total of 41,000 Ft<sup>2</sup> will be replanted;
    - i. Using the drill seeding technique;
    - ii. A native seed mixture, and
    - iii. Ensuring eighty-five (85%) establishment.
  - c. Offset: Reseeding (50%)
    - i. The reseeded received fifty (50%) percent credit, and
    - ii. Reduced the 84 inches of tree survey mitigation to 42 inches.
  - d. The owner will pay \$8,400.00 into the Tree Mitigation Fund as follows:
    - i. Tree Survey Mitigation: 42 diameter inches X \$200.00 per inch = \$8,400.00

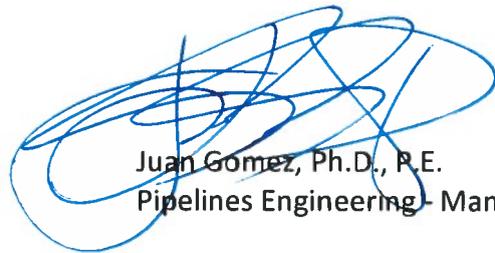
Given these considerations, benefits of the proposed sewer replacement project outweigh any detriment related to removal of the subject trees. In our professional opinion, the proposed administrative variance remains in harmony with the spirit and intent of the UDC as it will not

adversely affect the health, safety, or welfare of the public. SAWS therefore respectfully requests that this variance be granted, allowing the project to move forward to construction promptly.

I'm happy to provide further information if required.

Sincerely,

SAN ANTONIO WATER SYSTEM



Juan Gomez, Ph.D., P.E.  
Pipelines Engineering Manager

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