



REQUEST FOR REVIEW

Date 28Apr15

TO: DSD, Trees

FROM: C.L. McCollin, Planner, DSD Land Entitlements

PHONE NUMBER: (210) 207-5014

FAX NUMBER # _____

ITEM NAME: AEVR for Westpointe East Unit 22S

FILE # _____ Plat no. 150069

RE: Please review this AEVR request for Plat no. 150069 – Westpointe East Unit 22

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: April 13, 20 15

☐ Minor Plat-10 days

☐ Major Plat-50 days

☐ Amending Plats – 10 days

☐ Plat deferral-30 days

☒ Variance-15 days

☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____

_____, the engineer/ subdivider/ agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature _____

Title _____

Date _____



12-16-15 CLIENT SERVICES
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April 23, 2015

Variance Request Review
c/o Ms. Luz Gonzales
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Westpointe East, Units 22R and 22S
Plat No. 150069
UDC Sec. 35-523, Table 523-1A
Variance Request

Dear Ms. Gonzales:

We hereby submit a variance request for Westpointe East, Units 22R and 22S from the following sections of the UDC: Sec. 35-523(h), 35-523(g), 35-523(f), Table 523-1A, Table 523-2.

Westpointe East, Units 22R and 22S are two single-family residential subdivisions with a combined 106 lots within the Westpointe East MDP #020A-08 (Approved April 4, 2013). The tree preservation plan for Westpointe East, Units 22R and 22S was submitted January 5, 2015. Due to a large amount of select fill to raise some of the residential lots out of the floodplain, the unit is not able to meet the preservation requirements for trees within environmentally sensitive areas (the 30' regulatory floodplain buffer) in Table 523-1A, which states "80% of all the trees within the environmentally sensitive area including easements and rights-of-way." The tree preservation plan for Westpointe East, Units 22R and 22S is currently preserving none of the trees within the 30' floodplain buffer. Also due to the large amounts of fill, the units are not able to meet the mitigation maximum requirement for single-family dwellings in Table 523-1A, which states "Up to 80% of significant and heritage trees may be mitigated rather than preserved." The tree preservation plan for Westpointe East, Units 22R and 22S is currently mitigating 81.5% of the significant inches.

Preservation requirements within the regulatory floodplain are being met, however, as 100% of the significant inches within the area of work is to be preserved. Excess canopy and mitigation is to be provided by the planting of 6 large species and 4 small species trees on all 106 residential lots. The small species trees planted for mitigation will receive 1 inch credit which is below the minimum 1.5 inch planting requirement. Planting small species trees will provide species and size diversity. The result of planting the large species trees will result in final canopy coverage of

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51.4%, well above the 38% required by the 2010 tree ordinance. Furthermore, 100% of the significant inches removed within the floodplain buffer will be replanted. Through previous discussions with City of San Antonio Development Services Environmental Plan Review staff it has been indicated that the staff would recommend approval of this variance due to the considerations mentioned above.

In addition, the following items must be addressed as required by the UDC for variances:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property
- The proposed variance will not be contrary to the spirit and intent of this code and the regulations from which the variance is requested and the proposed variance complies with all other applicable standards of subsection 35-432(e) to the extent practicable
- The hardship relates to the applicant's land, rather than personal circumstances
- Under the circumstances, the public interest underlying the proposed variance outweighs the public interest underlying the particular regulation for which the variance is desired.
- The granting of this 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 our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.



Trey Dawson, P.E.
Project Manager

Ms. Luz Gonzales
Westpointe East, Units 22R and 22S
Plat No. 150069
Variance Request
April 14, 2015
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Attachment(s)

<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:			

P:\82\22\16\Word\Letters\Tree AEVR Buffer.doc

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3809302

AMT ENCLOSED _____

AMOUNT DUE 350.00
INVOICE DATE 4/27/2015
DUE DATE 4/27/2015

50-05-5574
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213

PHONE: (210)375-9000

VARIANCE FEE
PLAT #150069 - WESTPOINE EAST UNIT 22S
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
4/27/2015 3809302 50-05-5574 4/27/2015 -

LINE INDEX REF DESCRIPTION AMOUNT
1 012880-001 VARIANCE/ADMIN EXCEPTIONFEE 350.00

PAID
APR 27 2015
DSD - #1

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 04/27/2015 CK. #10762 150069
END 04/27/2015

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 350.00 0.00 350.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

C I T Y O F S A N A N T O N I O
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

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Transmittal

TO: City of San Antonio Dev. Services
1901 S. Alamo
San Antonio, TX

DATE: 4/27/2015

ATTN: Chris McCollin

PROJECT NO.: 8222-16

FROM: Kyle Harvey

RE: Westpointe East, Unit-22S (Plat #150069)

Quantity	Description
1	Variance Request Letter
1	Check

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS: