



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV #18-030

Project:	SAWS E-19: Seguin Road to Nacogdoches Road – Segment 1
Address:	Seguin Rd. to Nacogdoches Road
A/P #/PPR #/Plat#:	AP# 2219544
VR Submittal Date:	August 16, 2018
VR Submitted by:	Mr. Joel D. Valdez, P.E. with CP&Y on behalf of Mr. Jose Carreño, San Antonio Water System
Issue:	Below 80% significant, 100% heritage preservation within 100-year Floodplain (2015 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h).
By:	Mark C Bird, City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Joel Valdez' letter dated August 16, 2018.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) and Environmentally Sensitive Areas 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. Mitigation shall be prohibited in floodplains and environmentally sensitive areas except when a variance is granted by the Planning Commission.”

The applicant is requesting a Variance Request to mitigate for removal of surveyed trees within the 100-year floodplain in excess of the 80% minimum preservation of protected trees and 100% preservation of heritage trees in place under the 2015 Tree Preservation Ordinance for development of the SAWS E-19, Segment 1, sanitary sewer line replacement project. DSD staff does agree with the applicant's request to mitigate for significant trees below 80% preservation and heritage trees below 100% for the following reasons:

1. *Existing site conditions* - This project is a sanitary sewer line replacement project with lines that are seventy-eight (78”) inches in diameter. Segment 1 of the project extends from Seguin Road to north of Rittiman Road along Salado Creek. Design efforts were made to limit Segment 1's impact to significant and heritage trees in the floodplain such as tunneling and boring to avoid the removal of a large number of significant and heritage trees. Replacement of the existing sewer line to a much larger line will result in certain impacts to trees which are unavoidable. The project is constrained by the existing dedicated easements and the need to maintain the proper sewer grade to sustain flows.

Due to existing site conditions, design and layout requirements the project is unable to preserve the minimum 80% of significant trees and 100% of the heritage trees surveyed in the floodplain portion of the project. The project and preservation data are presented in the table below:

	Floodplain	Units
Tree Survey Data		
Preserved Significant Trees	2,616	Inches
Removed Significant Trees	787	Inches
Total Significant	3,403	Inches
Preserved %	76.9	%
Required %	80	%
Heritage Trees		
Preserved Heritage Trees	395	Inches
Removed Heritage Trees	281	Inches
Total Heritage	676	Inches
Preserved %	58.4	%
Required %	100	%
Required Mitigation		
Significant Trees	106.4	Inches
Heritage Trees	747	Inches
Total Mitigation	853.4	Inches
Credit-undersize trees	354	Inches
Mitigation	499.4	Inches
Mitigation Payment @ \$200.00 per inch	\$100,000.00	Dollars

2. *Tree mitigation* - Required mitigation for the tree survey is 499.4 inches as depicted in the table above. A payment of \$100,000.00 will be made to the Tree Mitigation Fund
3. *Tree mitigation* – In addition to payment into the Tree Mitigation Fund the applicant will re-seed disturbed areas with a native seed mixture and ensure eighty-five (85) percent establishment

DSD staff supports the applicant's request to fall below 80% significant tree preservation and 100% heritage tree preservation requirements in the floodplain. Based on the conditions of the site, design constraints, and exceeding mitigation and tree survey requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval of Variance Request



Mark C Bird
Assistant City Arborist
DSD – Land Development – Tree Preservation



Date

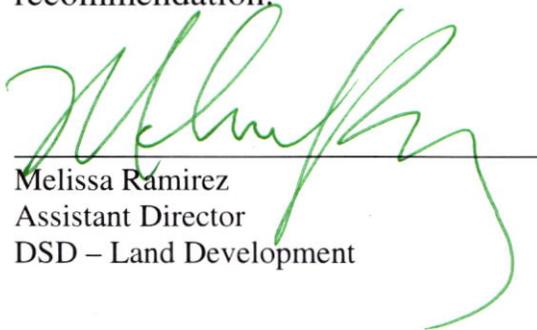


Kevin Collins
Development Services Engineer
DSD – Land Development - Engineering

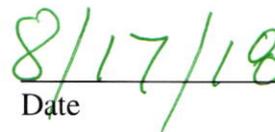


Date

I have reviewed the Administrative Exception Analysis and concur with the recommendation.



Melissa Ramirez
Assistant Director
DSD – Land Development



Date