



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	SAWS E- 20: Wurzbach Parkway- Segment 1
A/P # /PPR # /Plat #	2458102
Date:	March 19, 2019
Code Issue:	Tree Preservation Requirements - Payment to Mitigation Fund
Code Sections:	U.D.C Article V of 35-523 or 35-611

Project Representative Agent:

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
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Owners Name: Juan Gomez, Ph. D, P.E.

Company: San Antonio Water System

Address: 2800 U.S. 281, Tower 2, San Antonio, Texas

Zip Code: 78212

Tel #: 210-233-2322 **Fax#**

E-Mail: Juan.Gomez@saws.org

Consultant: Kendall NeSmith

Company: Kimley-Horn and Associates

Address: 601 NW Loop 410 Suite 350, San Antonio, Texas

Zip Code: 78216

Tel #: 210-321-3417 **Fax#**

E-Mail: Kendall.Nesmith@kimley-horn.com

Signature: *Kendall NeSmith*

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☐ Other _____

2. City Council District _____ Ferguson Map Grid _____ Zoning District _____

3. San Antonio City Limits ☐ Yes ☐ No

4. Edwards Aquifer Recharge Zone? ☐ Yes ☐ No

5. Previous/existing landfill? ☐ Yes ☐ No

6. Parkland Greenbelts or open space? Floodplain? ☐ Yes ☐ No



April 02, 2019

Development Service Department
City of San Antonio (COSA)
1901 S. Alamo
San Antonio, TX 78204

**RE: San Antonio Water System E-20: Wurzbach Parkway - Segment 1
A/P #2458102
Unified Development Code (UDC) 35-523
Tree Permit Application and Administration Exception / Variance Request Review**

Dear COSA DSD:

The San Antonio Water System (SAWS) will be constructing the proposed E-20: Wurzbach Parkway - Segment 1 project (The Project) that consists of the construction of a sanitary sewer line beginning south of Nacogdoches Road near Salado Cliffs Drive to west of NE Entrance Road adjacent to Wurzbach Parkway. For the limits of the construction areas, refer to sheet TP-12 in the Tree Inventory Plan Sheets attached. The Project consists of approximately 13,350 LF of 54" sanitary sewer line. The Project is expected to advertise in early April.

Should you have any questions, do not hesitate to call me at 210-321-3417.

Sincerely,

Kimley-Horn and Associates, Inc.
State of Texas Registered Firm #F-928

A handwritten signature in blue ink, appearing to read "Kendall NeSmith".

Kendall NeSmith, P.E.

Attachments:

Tree Administrative Exception / Variance Request Review Request Letter
Tree Permit Affidavit
Tree Inventory Plan Sheets



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

RE: **San Antonio Water System E-20: Wurzbach Parkway - Segment 1**
A/P #2458102
Unified Development Code (UDC) 35-523
Tree Permit Application and Administration Exception / Variance Request Review

Dear COSA DSD:

The San Antonio Water System (SAWS) will be constructing the proposed E-20: Wurzbach Parkway - Segment 1 project (The Project) that consists of the construction of a sanitary sewer line beginning south of Nacogdoches Road near Salado Cliffs Drive to west of NE Entrance Road adjacent to Wurzbach Parkway. For the limits of the construction areas, refer to sheet TP-12 in the Tree Inventory Plan Sheets attached. The Project consists of approximately 13,350 LF of 54" sanitary sewer line and a disturbance of 804,672 SF (18.5 acres). The Project is expected to advertise in early April.

Design efforts were made to limit the impacts of the Project to Significant trees and Heritage trees such as tunneling and boring to avoid the removal of a large number of significant and heritage trees between Stations 20+00 to 26+00 and Stations 120+00 to 133+00. However, given that the project is comprised of the replacement of an existing SAWS pipeline, certain impacts were unavoidable.

Acknowledging the 2010 Tree Preservation Ordinance – Unified Development Code (UDC) 35-523, the Project is under the minimum tree preservation requirements as displayed in the following table:

	Riparian		100-yr Floodplain		Uplands	
	Significant	Heritage	Significant	Heritage	Significant	Heritage
The Project	100%	100%	79.70%	87.84%	86.70%	82.80%
	Preserved	Preserved	Preserved	Preserved	Preserved	Preserved
Requirement	80%	100%	80%	100%	25%	100%
	Required	Required	Required	Required	Required	Required

As part of mitigation SAWS is requesting to reduce the mitigation by 50% proposing to replant 804,672 SF with native seed mix via drill seeding technique and ensuring 85% establishment of grasses. SAWS is requesting a variance for the ability to mitigate 101 inches with payment of \$20,100.00 to the mitigation fund as seen in the Mitigation Fund Schedule below. The mitigation fees are calculated separately for significant trees, heritage trees, riparian areas, 100-year floodplain areas, and the uplands areas. The riparian area is defined as a 30-ft buffer from the floodplain. Mitigation credit is obtained for all preserved unprotected native trees larger than 2.5 inches DBH and from every inch of DBH of protected native trees preserved over the required preservation limit. Floodplain, riparian (30 foot buffer off 100 year floodplain), and uplands are calculated separately, as required per correspondence with the City of San Antonio. Refer to Sheet TP-1 of the attached Tree



Inventory Sheets for the Tree Preservation Summary table that details the mitigation requirements for this project.

In our 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.

For additional information or questions, contact Kendall NeSmith, P.E. at Kendall.NeSmith@kimley-horn.com or 210-321-3417.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kendall NeSmith".

Kendall NeSmith, P.E.

A handwritten signature in blue ink, appearing to read "Juan Gomez".

Juan Gomez, Ph. D., P.E.
San Antonio Water System
(Project Representative)

<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:			_____		

