

## CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT 1901 S. Alamo, San Antonio, TX 78204

## ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Avila Subdivision
A/P # /PPR # /Plat #	19-1180002
Date:	3/28/2019
Code Issue:	San Antonio Unified Development Code
Code Sections:	35-523 (f), Table 523-1A Minimum Tree Preservation Requirements
Submitted By:	Owner   Owners Agent * (Requires notarized Letter of Agent)
Owners Name: Richard Mott, P.E.	Mott, P.E.
Company: Lennar H	Lennar Homes of Texas Land and Construction LTD.
Address: 1922 Dry	1922 Dry Creek Way, Suite 101, San Antonio, TX Zip Code: 78259
Tel#(210) 403-6282 Fax#	t# E-Mail: richard.mott@lennar.com
Consultant: Travis Elseth, P.E.	
Company: KFW Engineers & Surveying	eers & Surveying
Address: 3421 Paesan	3421 Paesanos Parkway, Suite 200 San Antonio TX
Tel#: (210) 979-8444 Fax#	# E-Mail: telseth@kfwengineers.com
Signature:	Application of the state of the

Additional Information – Subdivision Plat Variances & Time Extensions	Variances & Time Extensions
1. Time Extension   Sidewalk   Floodp	Floodplain Permit Completeness Appeal
Other	
City Council District Ferguson Map Grid	id Zoning District
3. San Antonio City Limits	Yes T No
4. Edwards Aquifer Recharge Zone?	Yes T No
5. Previous/existing landfill?	Yes T No
6. Parkland Greenbelts or open space? Floodplain?	Yes 7

#### April 25, 2019

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



Re:

Avila Subdivision

UDC Sec. 35-523 (f), Table 523-1A Minimum Tree Preservation Requirements

য Administrative Exception

**Environmental Variance** 

Subdivision Platting Variance - Time Extension

### Dear COSA DSD;

within both the 100-year floodplains and environmentally sensitive areas... Mitigation shall be purpose of this is letter is to request an environmental variance to the Unified Development Code 35-523 (f) which states "Significant trees shall be preserved at eighty (80) percent preservation and representative to the owner of an existing tract of land to be developed as Single Family prohibited in floodplains and environmentally sensitive area". Road located in San Antonio, Texas (the "Property"). The land requiring the AEVR is the remaining portion of a 29.932 acre site described in Volume 9504, Pages 145-147 and 166 of the Bexar Residential located 0.2 miles southeast of the intersection of Woodlake Parkway and Golf Vista The following administrative exception variance request (AEVR) is submitted on behalf of Richard Mott, P.E., Lennar Homes of Texas & Construction LTD. (Lennar), Director of Land Development County Real Property Records and Subdivision Plat # 19-11800002 (Avila Subdivision).

At existing conditions the project site is lightly wooded with a canopy cover greater than or equal to 30%. The topography ranges from 0%-10% and has a man-made features located on site and is located adjacent to the Federal Emergency Management Act (FEMA) floodplain. **Exhibit 1 & Exhibit 2.** 





On February 21, 2008 a FEMA Letter of Map Amendment (LOMA) had been conducted on the site for which, in our opinion, permitted the construction of a Box Culvert Structure and proposed channel grading. The proposed grading occurred within the Unnamed Tributary 64 in Martinez Creek B Watershed (Exhibit 3). However, it is also in the opinion of KFW Engineers that a Letter of Map Revision (LOMR) was never submitted to FEMA because DFIRM does not reflect a revised FEMA Floodplain. With the development of Avila Subdivision, KFW Engineers is providing a CLOMR / LOMR to FEMA which will accurately map the FEMA Floodplain and improve the existing channel grading for the Ultimate Development of the overall drainage area.

Due to the required FEMA grading for the ultimate development of the drainage area, a mass channel grading exercise was required to safely convey ultimate development flows through the site and ultimately the FEMA Floodplain within Martinez Creek B. Due to the required channel grading 80% preservation could not be attained within the 30' Riparian Buffer/Environmentally Sensitive Area thus requiring this AEVR. There have been many attempts to revise the proposed site configuration and grading plan to meet the 80% preservation within the 30' Riparian Buffer/Environmentally Sensitive Area. However, the numerous alterations failed to effectively meet the requirements of the proposed FEMA channel and ultimately caused additional tree removal. It is KFW Engineers' determination that the proposed site configuration and proposed grading is optimal because it ultimately provides the best case scenario for significant and heritage tree preservation. Reference Tree Preservation Table.

Tree Preservation Table	
Significant Tree Species (6.0" – 24.0")	30%
Combined Heritage Tree Species (24.0" - Up)	30%
Floodplain Preservation	81%
30' Riparian Buffer Preservation	54%

To properly mitigate for this removal of two of the five trees (a removed total of 31.5" out of an initial 69") located in the 30' Riparian Buffer/Environmentally Sensitive Area and thus stay in compliance with the Unified Development Code 35-523 (f) and Tree Preservation Ordinance, the developer is proposing to plant 16~2 inch medium to large caliper trees within the 30' Riparian Floodplain Buffer area and ultimately increase the canopy within this area. The proposed trees within the 30' Riparian Buffer will be irrigated to ensure establishment by two proposed 5/8" irrigation services to be installed during water construction. (Reference Tree Preservation Plan AP# 2443744). The total disturbed area within the floodplain is 83,066 square feet, and the developer will be reclaiming this disturbed area by drill seeding with a native seed mix and ensuring 85% establishment. The proposed tree plantings are intended to compensate for 100% of the tree removal in the Environmentally Sensitive Area of Avila Subdivision, demonstrating the intent of the Unified Development Code.

The following items are addressed as required by the UDC for Variances, UDC Section 35-483(e):

- (1) The hardship requiring this AEVR is unique to the Property. The reason the owner is unable to preserve 80% of the existing trees in the 30' Riparian Buffer/Environmentally Sensitive Area is due to the requirement to establish the properly grading needed for the proposed CLOMR and 100-Year Ultimate Development.
- (2) This VR corresponds to the spirit of the UDC. The stated purpose of UDC Sec. 35-523 is to allow "...the reasonable improvement of land within the City and City's ETJ... while



3421 CARSHARDS MARKAVAN, SULTE 200, SAN ANTONIO EX 28231 • 12 2109/20148 • 12 2109/201481 • REVENGINERISCOM • TEREF

striving to maintain, to the greatest extent possible, existing trees within the City and to add to the tree population within the City and the ETJ to promote a high tree canopy goal...protect the health, safety, and welfare of the public...". To stay within the spirit of the Unified Development Code and respect for the Tree Preservation Ordinance the owner has analyzed multiple lot configurations. It is KFW Engineers opinion that a FEMA Letter of Map Revision (LOMR) should have been previously established on the site when the Letter of Map Amendment (LOMA) was submitted. If this would have occurred it is very likely the existing trees within the 30' Riparian Buffer area would most probably not be present had the channel grading occurred for ultimate development at that time. Currently, a CLOMR is required to ensure both proper drainage and safety of the future homeowners of Avila Subdivision. This CLOMR will result in the removal of two trees in the 30' Riparian Buffer/Environmentally Sensitive Area.

- (3) The Owner has sought to minimize any potentially adverse impacts on the public health, safety, and welfare. The purpose of the proposed plantings is intended to mitigate Avila Subdivision back to 100% of existing tree conditions within the 30' Riparian Buffer/Environmentally Sensitive Area. Based on the current site configuration and grading requirements the owner has ensured that the maximum number of existing trees will be preserved on the site.
- If the applicants comply strictly with UDC Sec. 35-3 (f), they cannot make reasonable use of their property. In order for the Property to be developed for Ultimate Development, a CLOMR is required, which leads to the removal of two of the trees located in the 30' Riparian Buffer/Environmentally Sensitive Area. In order for the owner to make reasonable use of his property existing tree removal is required.
- The hardship in question relates to the owners' land, rather than personal circumstance.

  This AEVR is required because of where existing significant trees are located on the property such that they cannot be preserved.
- The granting of the exception will not be injurious to other property and not prevent the orderly subdivision of other property in the area in accordance with these regulations. This exception relates solely to the Property and does not have an adverse effect on the orderly subdivision of other property in the surrounding area.

  The hardship is not the result of the applicant's own actions. The existing trees were property in the interest sizes and distribution on the property area.
- The hardship is not the result of the applicant's own actions. The existing trees were
  present in their current sizes and distribution on the property prior to the current owner
  acquiring the land. Additionally, a CLOMR is absolutely required for the Ultimate
  Development drainage area and ultimate development of the site.

In conclusion, granting this AEVR and permitting Richard Mott, P.E., Director of Land Development of Lennar Homes of Texas Land and Construction, LTD. to remove the existing significant trees (Reference Tree Preservation Plan AP#2443744) on the property will allow development within the spirit of the City of San Antonio Unified Development Code by encouraging the health, safety, and welfare of the public by creating an urban environment that is aesthetically pleasing and that promotes economic development through an enhanced quality of life. Thank you for your time and consideration on this foregoing request.

9-64 PARSANOS PARGAMANASO DE 200, SAN ANTONIO, IX 2824) - E 210,979,844 - E 210,979,8441 - REVERNGINERESCOM - TEPE EVIL 89517

Christopher Garza, P.E.
Assistant Project Manager
Agent for the Owner

Sincerely,

Comments:	Printed Name: Title:	APPROVED APPROVED W/ COMMENTS Signature:	DSD - Director Official Action:	For Office Use Only: AEVR #: Date
		TENTS DENIED Date:		Date Received:

SHEET NUMBER:

AVILA SUBDIVISION
TREE PRESERVATION PLAN

ENGINEERS + SURVEYING
3421 Peacemon Phrty Sales 200, Ban Avrionio, TX 78231
Phone 8; (210) 9778-4644 - Faut #; (210) 9778-4641
TBPE Firm 8; 6831 - TBPLS Firm 8; 10122300

Date: Mar 26, 2019, 8:45am User ID: cgarza File: N:\314\26\01\Design\Clvil\TREES\TPP\_3142601\_190325.dwg

TOTAL SOFT CANOPY	30%	DENTIALL	OVERALL MITIGATION REQUIRED (RESIDENTIAL)	OVERA
107AL SQFT CANOPY			PRESERVATION PRECENTAGE	PRESERV.
675	994		TOTAL INCHES BY CATEGORY	TOTAL INC
875	303	691	NCHES	SUB. TOT. INCHES
875	100	18	MSQ 18	4362
875		13.5	MSQ 13.5	4361
875		17.5	MSQ 17.5	4359
875		12.5	HK 12.5	4358
875		10	HK 10X8	4353
875		12.5	HK 12.5	4352
875		10	HK 10X9X6.5	4351
875		10	HK 10X9X8.5X8X5X5	4350
875		<u></u>	MSQ 14X8X4	4348
875		10	HK 10X5	4343
875		12	MSQ 12X6X6	4342
875		=	HK 11	4340
875		10.5	HK 10.5	4339
875		11.5	HK 11.5	4338
B75		10	HK 10	4337
875		14	HK 14X7	4336
875		=	HK 11	4335
875		16	HK 16	4334
	14		HK 14	4332
		12.5	HK 12.5	4331
		19	HK 19X12.5	4330
		12	HK 12X7	3700
		=	HK 11	3698
		13	HK 13	3697
		10	MSQ 10X9X9	3696
550	13.5		MSQ 13.5	3695
		12	MSQ 12X11.5	3694
		15	MSQ 15X9.5	3693
875	13		HX 13	3692
		10	HK 10	3691
		1	MSQ 10X7X7X7	3689
		12	HK 12X5	3688
		10	HK 10	3687
		10 5	HK 10.5X5X5	3686
		13	HK 13X12X10	3685
		11	MSQ 11X11	3684
		13	MSQ 13	3683
		11	HK 11X9	3680
550	115		MSQ 11.5	3679
550	12.5		HK 12.5	3678

1636	SVC 13	KEMOVED	13	550
3601	ASH 13X13X10X9		13 2	875
3602	Ħ.		16	875
3605	MSQ 23X16X10		23	550
3606	LO 15	15		
3607	LO 10X5X4	14.5		
3618	MSQ 15.5		15.5	550
3620	SWEET GUM TREE	16.5		
3621	HCK 11.5X8.5X5.5	115		
3622	HCK 10X8	10		
3628	HK 11		11	875
3629	HK 14.5		145	875
3630	HK 11.5X11X9		11.5	875
3632	MSQ 11	†1		
3633	HK 11		11	875
3634	MSQ 20.5	20 5		
3637	HK 11	11		
3638	MSQ 18.5		18.5	550
3647	HK 11.5X10.5	115		
3648	HK 11.5	11.5		
3649	MSQ 11X11X7.5X7		==	550
3650	MSQ 15	15		
3651	MSQ 18X17	18		
3652	MSQ 15X12	15		
3653	MSQ 14	14		
3654	MSQ 10X8	10		
3654	MSQ 10X8	10		
3657	M5Q 14X11.5	14		
3658	MSQ 11X5X5		==	550
3667	MSQ 12.5	12.5		
3668	MSQ 11	11		
3673	MSQ 11.5X7		11.5	550
3674	MSQ 14.5X11		14.5	550
3675	MSQ 18	is		
3675	MSQ 18		18	550
3676	MSQ 19		19	550
3677	ELM 6.5X6X5.5X4X3		8 5	550
3678	HK 12.5		12.5	550
3679	MSQ 11.5		11.5	550
3680	HK 11X9	11		
3683	MSQ 13	13		
3684	MSQ 11X11	11		
3685	HK 13X12X10	13		
3686	HK 10.5X5X5	10.5		
3687	HK 10	10		
3688	HK 12X5	12		
3689	MSQ 10X7X7X7	-		
3691	HK 10	ő		
3692	HX 13		13	875

FLOODPL
ABLE IN FLOODPL
AIN (6"-23.5"

PROTECTED TREE SPECIES INVENTORY TABLE IN 30' RIPARIAN FLOODPLAIN BUFFER(9"-23.5")

REMOVED

HER	HERITAGE COMBINED INVENTORY TABLE	NVENTORY TABLE	
TAG#	SPECIES	REMOVED	PRESERVED
3603	PINE		24 5
3690	MSQ	24	
3604	MSQ	32.5	
SUB. TOT. INCHES		57	25
TOTAL INCHES BY CATEGORY		*3	Co
HERITAGE PRESERVATION			30%

24 5				PINE	3603
PRESERVED	i	REMOVED		SPECIES	TAG#
		TORY TABLE	BINED INVEN	HERITAGE COMBINED INVENTORY TABLE	
225		0			HERITAGE MITIGATION (INCHES)
		100%			HERITAGE PRESERVATION
TOTAL SOFT CANOPY COVER	101	24 5			TOTAL INCHES BY CATEGORY
		25	0		SUB. TOT. INCHES
225		24.5		PINE	3603
FINAL CANOPY SQFT	FIN	PRESERVED	REMOVED	SPECIES	TAG#
		YTABLE	HERITAGE 3:1 INVENTORY TABLE	HERITAGE :	
0		50			HERITAGE MITIGATION (INCHES)
		0%			HERITAGE PRESERVATION
00000					

TOTAL SOFT CANOPY	TOTAL	24 5				TOTAL INCHES BY
		25	В			SUB. TOT. INCHES
225		24.5		PINE	_	3603
FINAL CANOPY SQFT	FINAL	PRESERVED	REMOVED PF	SPECIES RE	SPI	TAG#
		ABLE	NVENTORY T	HERITAGE 3:1 INVENTORY TABLE		
0		50				HERITAGE MITIGATION (INCHES)
		0%				HERITAGE PRESERVATION
TOTAL SQFT CANOPY COVER		50				TOTAL INCHES BY CATEGORY
			50			SUB, TOT, INCHES
			25 5	MSQ		3604
	_		24	MSQ		3690
FINAL CANOPY SQFT	_	PRESERVED	REMOVED	SPECIES	s	TAG#
		ABLE	NVENTORY T	HERITAGE 1:1 INVENTORY TABLE		

PROTECTED TREE SPECIES INVENTORY TABLE (6°-23.5")

SPECIES REMOVED PRESERVED FINAL

13

550 875 875 875

		THE PERSON OF THE PERSON NAMED OF THE PERSON
FIGE	(845.4)	TOTAL TREE CANORY MITIGATION REQUIRED AND ADDITIONAL CANORY REQUIRED.
SQFT	485,152.5	FINAL TOTAL CANOPY PER PLAN & EXISTING CANOPY ( 90% MATURE + EXISTING)
SQFT	455,827.5	90% MATURE TOTAL CANOPY COVER
SQFT	506,475.0	PROPOSED TOTAL CANOPY PER TREE CANOPY PLAN
SQFT	15,600.0	ADDITIONAL NO LARGE SPECIES TREE TO BE PLANTED IN 900 LOTS = 13 TREES
2	0.002,82	I O I AL CANUPY SQUARE DESIGNATED LOTS
		TOTAL CANOPY PER LOT
		-PROPOSED CANOPY COVER PER LOT LARGE SPECIES, ENERGY CREDIT):
TREES	_	-NO OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS
TREES		-NO OF MEDIUM SPECIES TREES PER LOT RECEIVING ENERGY CREDITS
LOTS	12	NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY ())
SQFT	94,062.5	TOTAL CANOPY SQUARE DESIGNATED LOTS
SQFT	2,187.5	TOTAL CANOPY PER LOT
SQFT	2,187.5	-PROPOSED CANOPY COVER PER LOT LARGE SPECIES, ENERGY CREDIT):
TREES	1	-NO OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS
TREES		-NO OF MEDIUMSPECIES TREES PER LOT RECEIVING ENERGY CREDITS
43 LOTS	43	NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY ())
SQFT	41,582.5	TOTAL CANOPY SQUARE DESIGNATED LOTS
SOFT		TOTAL CANOPY PER LOT
SOFT		-PROPOSED CANOPY COVER PER LOT LARGE SPECIES, ENERGY CREDIT):
TREES	1	-NO OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS
TREES	1	-NO OF MEDIUM SPECIES TREES PER LOT RECEIVING ENERGY CREDITS
LOTS	19	NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY )
	96,300.0	TOTAL CANOPY SQUARE DESIGNATED LOTS
	2,675 0	TOTAL CANOPY PER LOT
	2,675 0	-PROPOSED CANOPY COVER PER LOT LARGE SPECIES, ENERGY CREDIT):
TREES		-NO OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS
TREES	1	-NO OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS
LOTS	36	NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY 🔨 )
SOFT	232,700.0	TOTAL CANOPY SQUARE DESIGNATED LOTS
SQFT	4,4750	TOTAL CANOPY PER LOT
TREES		-NO OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS
TREES		NO OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS
LOTS	52	NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY 🔲 )
		PROPOSED TREE CANOPY MITIGATION PLAN
SOFT	9,325	-EXISTING CANOPY
		EXISTING TREES
SOFT	464,637.1	FINAL TREE CANOPY AREA REQUIRED
	38%	-FINAL TREE CANOPY REQUIREMENT
ACRES	28 07	-PROJECT AREA (ACRES) (28 07 Acres Outside Floodplain)
		PROJECT DATA
		FINAL TREE CANOPY CALCULATIONS

INCHES	0	-MITIGATION REQUIRED (3.1 RATIO)
	9%0	-PRESERVATION PERCENTAGE
INCHES	0.1	-REMOVED INCHES
25 INCHES	25	-PRESERVED INCHES
INCHES	25	-TOTAL INCHES
		HERITAGE TREE (24"+) CALCULATION AT 3:1 RATIO
INCHES	50	-MITIGATION REQUIRED (1 1 RATIO)
	0%	-PRESERVATION PERCENTAGE
50 INCHES	50	-REMOVED INCHES
0 INCHES	0	-PRESERVED INCHES
50 INCHES	50	-TOTAL INCHES

FINAL MITIGATION REQUIREMENT		
REMOVAL MITIGATION FROM SIGNIFICANT TREE	447	NCHES
REMOVAL MITIGATION FROM HERITAGE (1 1)	50	NCHES
REMOVAL MITIGATION FROM HERITAGE (3 1)	0	NCHES
OVERALL MITIGATED INCHES FROM TREES PLANT ( 20° ADDITIONAL CALIPER TREES WILL BE PLANTED AT ( PER LOT ON TRIANGLE AND HEXAGON LOTS)	94	NCHES
OVERALL MITIGATION FROM 13 ADDITIONAL 2" CALIPER TRESS PLANTED (0.5 INCHES X 13 TREES)	7	INCHES
OVERALL MITIGATED INCHES IN EXCESS		
SIGNIFICANT TREE (6" - 23.5")	(5.B)	INCHES
-TOTAL INCHES	(5.8)	INCHES
	(5.B) 994	INCHES
-PRESERVED INCHES	(5.B) 994	INCHES
-PRESERVED INCHES	(5.8) 994 303 691	994 INCHES 303 INCHES 691 INCHES
-PRESERVED INCHES -REMOVED INCHES -PRESERVATION PERCENTAGE	994 994 303 691	INCHES INCHES

Date: May 09, 2019, 1:57pm User ID: cgorza File: N:\314\26\01\Design\Chi\WATER\0W314260: AMVS NOTIE: SAMS REQUIRES GCP4 AND COUNTER PERMIT TO USE LEAD FREE (~0.25% LEAD) TRE HYDMANTS. THERE ELOW MOTE:

N. METCHATTO MEET THE COTY OF SAN ANTONIOS SHEE ELOW REQUIREMENTS
N. METCHATTO MEET THE COTY OF SAN ANTONIOS SHEE ELOW REQUIREMENTS
NOT THE MENONESS RESIDENT OF A NUMBER AND RECEIVED THE PROJECT OF SOM OFFI
THE TEST OF THE SEN AND RESIDENCE THE PRIEF FLOW THE MEMORY THE PROJECT OF SAN ANTONIO
MENCTION OF DEPELT MENT SEN RESS SET FORTH BY THE CITY OF SAN ANTONIO
DEPONDENCE ON O DEPELT MENT SEN RESS SET FORTH BY THE CITY OF SAN ANTONIO FREE
DEPONDENT THE MEMORYMAN. FEMORE SHALL BE RECOVED TO LOCATE ALL PAULS COR MATE SHALL BE RECOVED TO WATER AS SERVE LEPACHE AND PREMI OFFIC LIVES, STELLOHITING ESCITING, COMPANY DECTTOR, PAMERY PER ETHOLOCITIMANS, MOSCAPE REMOLITOR FACILITIES, AND GAS LIVES. ANY UTILITY WHILLTS THAT ASSES SOULD BE COMMANIATED TO THE WHILLTS THAT ASSES SOULD BE COMMANIATED TO THE WILDS PROPED TO THE START OF COMSTRUCTION. WHE COMMENTATION TO STITHOLOCITIES SHALL CONTROLLED THE WATER SHALL SHALL BE STITHOLOCITIES SHALL CONTROLLED THE WATER SHALL SHALL SHALL BE SHALL BE SHALL A THE PARTY OF THE 18" X 8" CUT IN ANCHOR TEE, M.J.
1 - 18" GATE VALVE, M.J.
1 - 8" GATE VALVE, M.J.
2 - 8" VALVE BOX, COMPLETE EXIST 18" AD PIPE (SAM VOB NO. TRACE) AND 8"
DISKINET ON REMAIN CLOSED UNTL. AFTER
DISKINECTION BY CONTRACTOR AND ACCEPTANCE
BY S.A.W.S. OR CHURHWITON WHECTON

-1" COMP 21 OP. CLUB STDP

COMPACTOR SWALL PROVIDE A Z MAPER

COMMECTION TO LOAD NEW MAIN

COMMECTION TO LOAD NEW MAIN ---OWOFF ASSEMBLY (TEMP) SAWS STD. DETAIL DO-844-01 UNPLATTED 5.741 ACRES OUT OF THE JOSEFA LEAL SURVEY NO. 39 ABSTRACT 420 OWNER. NEW JERUSALEM BAPTIST CHURCH (VOL. 17800, PG. 2102, O.P.R.) 25 BUILDING SETBACK (VOL 9504 PG 166 D P.R. WATER/ DRAIN CONFLICT SOUTH RESTRAINT NOTE:
CONTRACTOR SHALL MISTALL RETAINED BLANDS OF ALL FITTINGS AND PROVIDE CONTRACTOR SHALL MISTALL RETAINED BLASCET OF ATLAUDING WITHIN THE LIBERTH AND ALL MISTALL RETAINED BLASCET OF ATLAUDING WITHIN THE CHARLES BLANDS WITHIN THE SHANDS WITHIN THE CHARLES BLANDS WITHIN THE SHANDS WITHIN THE SHAN DRAIN "F" REMAINDER' OF LOT 1, BLOCK 18 C.B. 5080 WOODLAKE VILLAGE VOL. 9504, PG. 166, D.P.R. 1 w OPEN SPACE (PERMEABLE) 1 - BYG TEE M.J. ANCHOR
1 - 0 VALVE BOX COMPLETE
1 - 1 VALVE BOX COMPLETE
1 - 14 ANCHOR BEND, M.J.
0 TO, LINPPLE
1 - STA, DAPD FRE HYDRÁMT
SEE SAWS STD, DWG.
DD-834411 LOT 901 NOPEN SPACE ( (PERMEABLE) BACK FLOW PREVENTION OFFICES FOR RESIDENTIAL SUBDIVISIONS
ALL REGION FOR SERVICES WITHIN RESIDENTIAL AREAS ARE RECURRED
TO HAVE BACK FLOW PREVENTION DEPACES.
WATERSEEVED CROSSING MOTE: \* ALL PYC PPE 8\*TO BE A MAINAULO F C-900 DR 7.15 CLASS 150.
2 FAR TPROLL STREET SECTIONS SEE DETAIL THIS SHEET.
3 FAR A ADTIONAL WITHER WITHOUTS AND DETAILS SEE SHEET.
4 WHITE HEADTH OF TO AND THIS WITHOUTS AND STANDED HEADTH OF THE STANDAGO WHITER
BOTH BUT SHEET BY COLORIDAS ARE SHOWN AND WHITER
BOTH BUT SHEET SHEET SHEET SHEET SHEET SHEET SHOWN OF WHITER
BOTH BUT SHEET SHEE 8. ALL VALVES SHALL READ "OPEN RIGHT" 7. FOR PRIV DETAIL SEE SHEET 7.4 DETAIL DD-83343 8. ALL METERS SHALL BE BB" UNLESS OTHERWISE NOTED. WATER/SEWER CROSSINGS SHALL COMPLY WITH AC 217.53(d) AND 290.44(e) AS PER DETAIL THIS SHEET. UNPLATTED 125.75T ACRES OUT OF THE JOSEFA LEAL SURVEY NO. 39 ABSTRACT 42D OWNER: WOODLAKE ACRES LLC. (VOL. 18888, PG, 783, O.P.R.) 1-5'X8' TEE, M.J. ANCHOR
1-5'X8' TEE, M.J. ANCHOR
1-5' ALVE BOX COMPLETE
1-5' ANALY BOX COMPLETE
1-5' AND STID, DWG, DD-83-4-01
SEE SAWS STID, DWG, DD-83-4-01 ADAJA RIVER MATCHLINE "A" SEE SHEET 7.2 114 LF - 8" C-900 F 33 L.F. - 8° C-900 PVC 24 25 SCCWC. PROPOSED SANITARY-SEWER MAIN TYPICAL 50' STREET SECTION NOT TO SCALE TYPICAL 60' STREET SECTION
N.T.S. PLEX BASE VARIES (F MIN) 15 VARIES (9' MIN.) 13 SCEWER SCOWE FRUCHEL WAY \* SEPARATION DISTANCE TO COMPLY WITH "30 TAC 280 44 (E) APPENDIX E & 30 TAC 217 53 (D) APPENDIX D - SEPARATION DISTANCE TYPICAL SANITARY SE UNPLATTED 125.757 ACRES
OUT OF THE JOSEFA LEAL
SURVEY NO. 39 ABSTRACT 420
OWNIER: WOODLAKE ACRES
LLC.
(VOL. 18888, PG. 783, O.P.R.) SANITAR TO MAX W A-1" WERWATER CROSSING DETAIL SEWER LINE PERMIT #GCP-168913 WS PRESSURE ZONE: 4 LOPER'S ADDRESS: 1922 DRY CREEK WAY, SUITE 101 EGEND WPOWER POLE ROPOSED WATER SERVICE & METER ROPOSED WATER MAIN OPOSED STREETLIGHT (OH, 250 WATT) OSED SAWTARY SEWER MANHOLE ISED WATER VALVE STREETLIGHT (UG, 100 WATT) STREETLIGHT (UG, 250 WATT) STATE: TEXAS SCALE: 1"=50" LOCATION MAP N.T.S. EGITIVE ÎΨ TOTAL EDUS 188 4 150, PLATNO.
19-1180002
108-00. 314-25-01
DATE JANUARY 2019
DRIMM: CS CHECKED: TE
SHEET NUMBER: Thans R B.SETT 99254 AVILA SUBDIVISION BEXAR COUNTY, TEXAS OVERALL WATER DISTRIBUTION PLAN ENGINEERS + SURVEYING 3421 Passanas Plawy, Suite 200, Sen Antonio, TX Phono 4: (210) 979-8444 - Fax 4: (210) 979-8441 TBPE Firm 4: 8513 - TBPLS Firm 8: 10122300

AVILA SUBDIVISION BEXAR COUNTY, TEXAS OVERALL WATER DISTRIBUTION PLAN

7.3







## CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

#### **TPV 19-021**

Project:	Avila Subdivision
Address:	Located Southeast of Woodlake Parkway and Golf Vista Drive Intersection
A/P #/PPR #/Plat#:	A/P #2443744 Plat #19-11800002
VR Submittal Date:	April 25, 2019
VR Submitted by:	Mr. Christopher Garza of KFW Engineers and Surveying. on behalf of Mr. Richard Mott representing Lennar Homes of Texas and Construction LTD.
Issue:	Below 80% significant tree and 100% heritage tree preservation within 100-year Floodplain (2015 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h).
Ву:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) has reviewed the information presented in Mr. Christopher Garza's letter dated April 25, 2019.

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. Mitigation shall be prohibited in floodplains and environmentally sensitive area 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 Riparian Buffer in excess of the 80% minimum preservation of protected significant trees in place under the 2010 Tree Preservation Ordinance for development of the Avila project. DSD staff does agree with the applicant's request to mitigate via planting for tree survey inches determined to be below 80% significant tree preservation for the following reasons:

housing. A portion of the site includes a box culvert and channel improvements located within the floodplain and Riparian Buffer. The Riparian Buffer contained only five (5) Significant Trees. Notwithstanding the floodplain mapping process information, the grading to achieve the TCI Stormwater required Ultimate Development criteria resulted in the removal of significant trees below the 80% preservation requirements. Multiple site configurations were evaluated to optimize tree preservation. The final configuration requires removing two of the five Significant Trees (31.5 of 69 inches) located in the Riparian Buffer resulting in 54% preservation within the buffer area.

Tree mitigation and canopy diversity – The applicant opted to provide mitigation above and beyond the minimum required in the UDC as identified below: The project will meet the Riparian Buffer tree survey mitigation requirements as follows:

5

- Planting 16-2 caliper inch medium to large Appendix E trees. This will result in 80% required by the UDC, 32 caliper inches of newly planted trees and 100% mitigation instead of only the
- þ. Re-seeding 83,066 square feet of disturbed area within the flood plain and adjacent Riparian Buffer
- c. Reclaiming disturbed areas by drill seeding with a native seed mix and ensuring 85% establishment.

control appertenances, and exceeding mitigation and tree survey and final canopy cover Ordinance therefore, staff recommends approval. in the Riparian Buffer based on the conditions of the site, need for appropriate storm water requirements. DSD staff supports the applicant's request to fall below 80% Significant Tree requirements The proposed Variance Request meets the intent and spirit of the Tree

# RECOMMENDATION: Approval of Variance Request

Herminio Griego Assistant City Arborist

Date

DSD - Land Development - Tree Preservation

**Kevin Collins** 

Development Services Engineer

DSD - Land Development - Engineering

I have reviewed the Variance Request and concur with the recommendation.

MelissaRamirez

Assistant Director

DSD - Land Development