

TPV-19-025

PPR-9441



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Mission Pump Station Additional Well
A/P # /PPR # /Plat #	A/P # 2483756
Date:	5/8/2019
Code Issue:	
Code Sections:	UDC Code Section 35-523(h)

Submitted By:	☐ Owner	☒ Owners Agent * (Requires notarized Letter of Agent)
Owners Name: Ismael Rosales, P.E., P.M.P.		
Company: San Antonio Water System		
Address: 2800 US 281 San Antonio, TX 78212		Zip Code:
Tel #: 210-704-7297 Fax#		E-Mail: Ismael.Rosales@saws.org
Consultant: Ernest Maestas, P.E.		
Company: Maestas & Associates, LLC		
Address: 11550 IH 10 West San Antonio, TX 78230		Zip Code:
Tel #: 210-366-1988 Fax#		E-Mail: emaestas@maesce.com
Signature: 		

Additional Information – Subdivision Plat Variances & Time Extensions

1.	☐ Time Extension	☐ Sidewalk	☐ Floodplain Permit	☐ Completeness Appeal
	☐ Other _____			
2.	City Council District <u>3</u>	Ferguson Map Grid <u>650E2</u>	Zoning District <u>R-6</u>	
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	



June 4, 2019

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

Re: Mission Pump Station Additional Well Project
AP #2483756
UDC Code Section 35-523(h)

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

Dear Development Services,

San Antonio Water System (SAWS) has requested Maestas & Associates, LLC (MAI) to design a new well for the Mission Road Pump Station. We are requesting environmental variance in relation to the Unified Development Code (UDC) section 35-523 (h). The Mission Pump Station physical address is 615 Theo Parkway San Antonio, TX 78210. The total area of the site is approximately 220,500 square feet and the disturbed area is approximately 42,576 square feet.

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 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 to mitigate for removal of surveyed trees within the 100-year floodplain below the minimum preservation of protected significant and heritage trees in place under the 2010 Tree Preservation Ordinance for the installation of the San Antonio Water Mission Road Pump Station Additional Well Project. DSD staff is in agreement with the applicant’s request to mitigate via enhanced revegetation and paying into the Tree Mitigation Fund for the removal of tree survey inches determined to be below 80% significant tree and 100% heritage tree preservation as detailed below. Please find the 100% plans included with this letter for your review. Referencing the Demolition Plan on sheet C-03, there a total of three (3) significant trees and two (2) heritage trees to be removed. The size and type of trees are as follows:

- 9” Pecan Tree
- 11” Pecan Tree
- 10” Pecan Tree

- 26"x50' Pecan Tree
- 26"x35' Pecan Tree

The trees to be removed are located within the 100 Year Floodplain. For this reason, SAWS and MAI are requesting an environmental variance for Heritage Tree Removal and Replacement at this site. It will be necessary to remove these trees so that the Contractor may access the site with his drilling equipment for the construction of the new well and construction of associated piping. MAI has made every effort possible to mitigate removal of the trees within the project's limits. MAI has evaluated three (3) different access locations for the Contractor. Unfortunately, there was not an option/route in which there would not be any impact to the trees due to space requirements for well drilling operations. The installation of the proposed well, however, is not located within the 100-year floodplain.

The proposed new well to be placed at the SAWS Mission Road Pump Station will replace an existing Well that has deteriorated due to age. The well is a necessary part of SAWS infrastructure to provide a source of drinking water. Therefore, this proposed well must be replaced for the health and welfare of San Antonio's citizens. Within the SAWS Mission Road Pump Station, there are multiple large Heritage Trees. For the Contractor to access the construction site with their large equipment, it is necessary to create an entrance that will accommodate a large drilling rig. The entrance proposed on the attached plans was the best option for both the Contractor and SAWS. Additionally, this entry point and placement of well were strategically selected to minimize impact and removal of trees. These trees are to be removed to accommodate the drilling operations for the Construction of the new well.

Due to various underground utilities, the location of the well was placed to avoid conflict with the existing underground utilities. The proposed piping for the proposed well are a 16-inch HDPE and a 20-inch steel pipe. Both alignments were designed to mitigate conflict with existing utilities and provide enough room for access and maintenance of the proposed well.

The disturbed area of the site is approximately 42,576 square feet. Specification section 02040, Site Restoration. This specification section 02040.2.6A and 02040.2.6B states the Seed Quality and Seed Type to be used to restore the site. Specification section 02040.2.6A states, "Seed Quality: All seed shall be meet the requirements of the Texas Seed Law including labeling requirements for showing pure live seed (PLS = purity x germination), name and type of seed. All seed shall be treated within an approved fungicide by commercial or state laboratory not more than 6 months prior to the date of planting. Seed, which has become wet, moldy or otherwise damaged in transit or storage, will not be acceptable. Seed shall be new crop seed (harvested within 1 year prior to planting), free of other weed seed to the limits allowable under the Texas Seed Law. The seed shall have a germination and purity that will produce a pure live seed content of not less than 85 percent." Specification section 02040.2.6B states, "Seed Type: Native Seeding Mix, contractor shall submit proposed Native Seed Mix for approval prior to application."

SAWS request approval of this Environmental Variance to pay into the Tree Mitigation Fund to compensate for removal of the two heritage trees. Mitigation will be as follows: $[30 \text{ inches} * \$200.00 = \$6,000.00] + [(26 \text{ inches} + 26 \text{ inches}) * 3 * \$200.00 = \$31,200.00] = \$37,200.00$. Further, SAWS request consideration of a fifty percent (50%) reduction in the mitigation fee for going above and beyond with regards to reseeding techniques in the floodplain. If approved, the reduced mitigation payment would be \$18,600.00.

- *If the applicant complies strictly with the provisions of these regulations, he/she can*

make no reasonable use of his/her property

- *The Mission Pump Station is a SAWS property. San Antonio Water System is a public entity that supplies water to San Antonio. The proposed well is necessary for San Antonio Water System to work smoothly.*
- *The hardship relates to the applicant's land, rather than personal circumstances*
 - *There are various significant and heritage trees within the project's limits. The least invasive to the property is the option proposed.*
- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties*
 - *The Mission Pump Station is one of the SAWS facilities in the area and required for the health and safety of the citizens of San Antonio by providing a source and consistent supply of drinking water. The surrounding areas are residential.*
- *The hardship is not the result of the applicant's own actions*
 - *It is necessary for the Contractor to access the site with the equipment to install the additional well.*
- *The granting of the exception/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.*
 - *Once construction is completed, the site is to be restored to its original condition. Concerning the three (3) significant trees and two (2) heritage trees to be removed, these trees will not be replaced. This is to ensure that SAWS will be able to access the site for maintenance.*

In our professional opinion, the proposed environmental 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 and MAI are respectively requesting environmental variance for the removal of the Heritage trees within the floodplain.

Sincerely,



Ernest Maestas, PE
President

