



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV 20-050

Project:	SAWS W-1 Leon Creek Hwy 151 to Hwy 90 – Upper Segment
Address:	Leon Creek Hwy 151 to Hwy 90
A/P #/PPR #/Plat#:	A/P #2627518
VR Submittal Date:	July 21, 2020
VR Submitted by:	Mr. Joseph Ortega., on behalf of Mrs. Cristina De La Garza of the San Antonio Water System
Issue:	Below 80% Tree Stand and 100 % Heritage tree preservation within 100-year Floodplain and Environmentally Sensitive Areas (2010 Ordinance)
Code Sections:	Unified Development Code (UDC), Section 35-523 (h).
By:	Herminio Griego, Assistant City Arborist

The Development Services Department (DSD) reviewed the information presented in Mr. Joseph Ortega's letter dated July 21, 2020.

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 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 an Environmental Variance to mitigate for the removal of tree stand delineated trees in the floodplain in excess of 80% minimum preservation of tree stand in place under the 2010 Tree Preservation Ordinance for development of the San Antonio Water Systems (SAWS) W-1 Leon Creek Upper Segment replacement sewer system (the Project). DSD staff does agree with the applicant's request to mitigate via enhanced revegetation and payment into the Tree Mitigation Fund for tree stand determined to be below 80% tree stand preservation in the floodplain for the following reasons:

Existing site conditions – The Project is required pursuant to the SAWS' agreement with the United States Environmental Protection Agency (US EPA) to address capacity constrained sewer infrastructure across the city. The Project replaces 1.5 miles of 42-inch gravity sewer main with 84-inch gravity sewer main along Leon Creek (See plans). This system conveys more than 70% of the sewershed's total flow to the treatment plant. The Project is constrained by the existing permanent easements and those acquired for installation of the 84-inch sewer. The Project includes, 20, 30 and 50-foot-wide permanent easements. These are supported by a combination of 20 and 30-foot-wide temporary access easements. No heritage trees were identified within the project limits. The Project includes 258,837 of canopy; all of which is located within the floodplain. 54,535 feet of canopy will be preserved resulting in 21% preservation, which is below the required 80% preservation minimum.

The design incorporates the following activities to minimize tree impacts and enhance reclamation efforts:

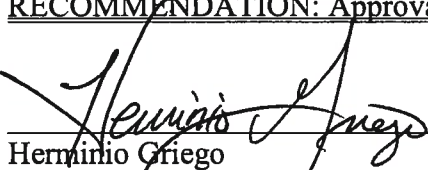
- 1) Boring 1,060 linear feet in strategic areas to minimize tree impacts and maximize tree preservation;
- 2) Preserving 54,535 square feet of floodplain tree canopy;
- 3) Reclaiming approximately 14.5 acres of disturbed areas by drill seeding native seed mix and ensuring 85% establishment.

Tree mitigation and canopy diversity – The applicant proposes to meet the Floodplain Tree Stand Delineation mitigation requirements as follows:


1. Boring 1,060 linear feet of sewer line to save additional trees, and
2. Reclaiming approximately 14.5 acres of disturbed areas by drill seeding native seed mix and ensuring 85% establishment.
3. Mitigation Evaluation:
 - a. Total mitigation = 2,906 equivalent inches.
 - b. Mitigation balance for items 1,2, and 3 above = 1,453 equivalent inches
 - c. Tree Mitigation Fund Payment = 1,453 inches @ \$200.00 per inch = \$290,600.00

DSD staff supports the applicant's Variance request to fall below 80% Tree Stand preservation requirements in the floodplain based on the conditions of the site, the need to improve San Antonio's sewer conveyance systems and payment to the Tree Mitigation Fund. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.

RECOMMENDATION: Approval of Variance Request

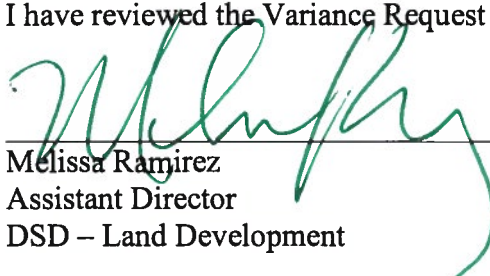

Hermirio Griego
Assistant City Arborist
DSD – Land Development – Tree Preservation

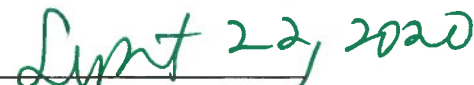

Date


Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development - Engineering


Date

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


Melissa Ramirez
Assistant Director
DSD – Land Development


Date