



City of San Antonio

Legislation Details (With Text)

File #: 15-4398

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 8/12/2015

Title: Tree Preservation Variance Request TPV#15-005 Request by Mr. Hugo Cabrera, CP&Y Inc. on behalf of San Antonio Water System for San Antonio River Outfall (SARO) Project 2B for approval of a variance request from the Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” The proposed 16,550 linear feet alignment of the 2B portion of the 48-inch sanitary sewer line for the San Antonio River Outfall project is unable to meet the minimum preservation requirements. The total required 152 inches of mitigation are to be met by a payment into the Tree Mitigation Fund in the amount of \$30,400. Proposed project alignment starts at SAWS Salado Creek Water Recycling Center and ends at intersection of Old Corpus Christi Rd and Henderson Court. Staff recommends Approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services, Land Development – Tree Preservation Division).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance Letter, 2. Alignment Exhibit

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
TPV# 15-005 / AP#2045113

SUMMARY:

Tree Preservation Variance Request TPV#15-005 Request by Mr. Hugo Cabrera, CP&Y Inc. on behalf of San Antonio Water System for San Antonio River Outfall (SARO) Project 2B for approval of a variance request from the Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” The proposed 16,550 linear feet alignment of the 2B portion of the 48-inch sanitary sewer line for the San Antonio River Outfall project requires tree removal in uplands, environmentally sensitive areas, and floodplain areas and is unable to meet the minimum preservation requirements. Mitigation is required for Significant trees in the Environmentally Sensitive Area and both Significant and Heritage trees in the floodplain. The total required 152 inches of mitigation are to be met by a payment into the Tree Mitigation Fund in the amount of \$30,400. Proposed project alignment starts at SAWS Salado Creek Water Recycling Center and ends at intersection of Old Corpus Christi Rd and Henderson Court. **Staff recommends Approval.** (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services, Land Development - Tree Preservation Division).

BACKGROUND INFORMATION:

Council District: 3
Tract Size: 16,550 LF (14.65 acres)
Staff Coordinator: Justin R. Krobot, Assistant City Arborist, (210) 207-6042

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Cabrera’s letter dated July 16, 2015.

The Unified Development Code (UDC) - Article 5, Division 5. Natural Resource Protection, Section 35, states that 35-523 (f) Table 523-1A “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” (2010 Tree Preservation Ordinance)

The applicant wishes to go below the minimum preservation for Significant trees in the Environmentally Sensitive Areas, and Significant and Heritage trees in the Floodplain for the **San Antonio River Outfall (SARO) Project 2B**. DSD staff agrees with the applicant’s request to go below the minimum preservation requirements for Environmentally Sensitive Areas and Floodplain for the following reasons:

1. *Site Constraints and Design Considerations:* The proposed alignment of the San Antonio River Outfall Project 2B requires crossing of the Floodplain and Environmentally Sensitive Areas due to replacement of existing line. Design considerations were made to bore under a 25.5 Heritage tree and many other trees located within the floodplain. Several design iterations were been completed and the proposed design minimizes area of impact and overall tree canopy removal.
2. *Public Health and Safety:* The San Antonio River Outfall (SARO) project is approximately 6 miles of sewer pipe and siphons comprised of Southton Road, SARO 1, SARO 2A, and SARO 2B projects. The existing infrastructure is in poor condition and has experienced several collapses. The SARO 2B project will replace approximately 2.5 miles of sewer pipe and siphons and is necessary to protect public health and safety. The SARO project is part of the EPA Consent Decree Early Action Plan.
3. *Preservation of Undersized Trees:* Undersized trees greater than 2.5 inch diameter at breast height (DBH) within the Uplands area were preserved and utilized for mitigation credit. Uplands preservation for the individual significant (73.47%) and heritage (86.94) tree categories far exceed the minimum required combined 25% preservation for public projects.

DSD staff supports the applicant’s request to go below the minimum preservation for significant and heritage trees in the Floodplain Buffer/ESA, and Floodplain for the **San Antonio River Outfall (SARO) Project 2B**. The proposed Variance Request meets the spirit and intent of the Tree Ordinance.

RECOMMENDATION:

Approval of the applicant’s request to go below the minimum preservation requirements for Environmentally Sensitive Areas and Floodplain for the **San Antonio River Outfall (SARO) Project 2B**.

ATTACHMENT(S):

- A. Administrative Exception/Variance Request Application
- B. Variance Request Letter

C. Overall Alignment Exhibit