



City of San Antonio

Legislation Details (With Text)

File #: 18-4922

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 8/22/2018

Title: TPV 18-030: Variance Request by Mr. Joel Valdez, P.E. for approval of a tree preservation variance request from 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", generally located between Seguin Road and Rittiman Road along Salado Creek. Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Analysis (2), 2. Application (2), 3. Letter (2)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

SUBJECT: TPV 18-030 Tree Preservation Variance for SAWS E-19 Sanitary Sewer Line Replacement, Segment 1

SUMMARY:

Request by Mr. Joel Valdez for approval of a tree preservation variance request from 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", generally located between Seguin Road and Rittiman Road along Salado Creek. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov <<mailto:mark.bird@sanantonio.gov>>, Development Services Department)

BACKGROUND INFORMATION:

Project A/P# 2219544

Council District: 2

Consultant: Joel D. Valdez P.E. of CP&Y Engineering

Staff Coordinator: Mark C Bird, City Arborist, (210) 207-0278

ANALYSIS:

The Development Services Department (DSD) has reviewed the information presented in Mr. Joel Valdez' letter dated August 16, 2018.

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 both the 100-year floodplain 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 100-year floodplain in excess of the 80% minimum preservation of protected trees and 100% preservation of heritage trees in place under the 2015 Tree Preservation Ordinance for development of the SAWS E-19, Segment 1, sanitary sewer line replacement project. DSD staff does agree with the applicant’s request to mitigate for significant trees below 80% preservation and heritage trees below 100% for the following reasons:

1. *Existing site conditions* - This project is a sanitary sewer line replacement project with lines that are seventy-eight (78”) inches in diameter. Segment 1 of the project extends from Seguin Road to north of Rittiman Road along Salado Creek. Design efforts were made to limit Segment 1’s impact to significant and heritage trees in the floodplain such as tunneling and boring to avoid the removal of a large number of significant and heritage trees. Replacement of the existing sewer line to a much larger line will result in certain impacts to trees which are unavoidable. The project is constrained by the existing dedicated easements and the need to maintain the proper sewer grade to sustain flows. Due to existing site conditions, design and layout requirements the project is unable to preserve the minimum 80% of significant trees and 100% of the heritage trees surveyed in the floodplain portion of the project.
1. *Tree mitigation* - Required mitigation for the tree survey is 499.4 inches as depicted in the table above. A payment of \$100,000.00 will be made to the Tree Mitigation Fund
2. *Tree mitigation* - In addition to payment into the Tree Mitigation Fund the applicant will re-seed disturbed areas with a native seed mixture and ensure eighty-five (85) percent establishment

DSD staff supports the applicant’s request to fall below 80% significant tree preservation and 100% heritage tree preservation requirements in the floodplain. Based on the conditions of the site, design constraints, and exceeding mitigation and tree survey requirements. The proposed Variance Request meets the intent and spirit of the Tree Ordinance therefore, staff recommends approval.