

February 3, 2025

Administrative Exception/Variance Request
Mr. Herminio Griego
Development Services Department
1901 S. Alamo St
San Antonio, TX 78204

Re: Residences at Salado Creek Tree Permit Application
TRE-APP-APP24-38802746
UDC Section 35-523(f)&(h) – Minimum Tree Preservation Requirements & 100-Year Floodplain(s)
and Environmentally Sensitive Areas
Administrative Exception/Variance Request

Dear Mr. Griego,

This variance to Section 35-523(f)&(h) of the City of San Antonio Unified Development Code is being requested for the Residences at Salado Creek Tree Permit Application (TRE-APP-APP24-38802746). As shown in the accompanying exhibits, this AEVR concerns preservation requirements for small species trees within environmentally sensitive areas.

The small species tree preservation is not meeting the 80% preservation requirements because there are only four (4) small species trees within an environmentally sensitive area, and one of them is located in an area we are unable to save based on the site plan layout.

Section 35-523(f)&(h) of the City of San Antonio Unified Development Code in part reads:

Significant trees shall be preserved at eighty (80) percent preservation within the environmentally sensitive areas.

The location of the small species significant tree, which lies inside the environmentally sensitive buffer area, conflicts with the proposed sidewalk needed to access a houses front door. We are able to preserve 76.6% of the environmentally significant small trees and are asking for a variance to cover the 3.4% we are lacking to meet the 80% required for small species trees. The required mitigation for the small species environmentally sensitive trees is 0.8". Total mitigation with planting sets the tree plan at 19.5" in Excess for the site.

In accordance with UDC Section 35-483(e), the following statements are provided:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and
- If the provisions of the UDC regulations are met, the house in question would not be able to be access by its resident.

- The hardship relates to the applicant's land, rather than personal circumstances; and
 - The small species significant tree is located in a way that a house would not fit unless the tree is removed.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
 - The small species significant tree restrictions are unique to this site.
- The hardship is not the result of the applicant's own actions; and
 - The location of the tree makes site development difficult to achieve the density needed for development.
- 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.
 - Future subdivisions of adjacent properties will not be negatively affected by the granting of this variance.

In our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC, and has been designed to preserve the health, safety, and welfare of the public.

Thank you for your consideration. Should you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Adam Rademacher, P.E.
Associate Vice President

P:\134\58\01\Word\Letters\241216 Tree AEVR-ES Letter.docx

<u>For Office Use Only:</u>		AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>					
<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED W/ COMMENTS	<input type="checkbox"/>	DENIED
Signature:			_____	Date:	_____
Printed Name:			_____	Title:	_____
Comments:			_____		

