

May 10, 2024

Environmental Variance/Variance Request Review<sup>1</sup>

Mr. Herminio Griego  
Development Services Department  
1901 S. Alamo St  
San Antonio, TX 78204

Re: Sage Run Road Tree Permit Application  
TRE-APP-APP23-38801096  
UDC Section 35-523(h) – 100-Year Floodplain(s) and Environmentally Sensitive Areas  
Environmental Variance

Dear Mr. Griego,

This Environmental Variance to Section 35-523(h) of the City of San Antonio Unified Development Code is being requested for the Sage Run Road Tree Permit Application (TRE-APP-APP23-38801096) located within the Westpointe East MDP (MDP No. 020A-08). As shown in the accompanying exhibits, this AEVR concerns preservation requirements for heritage and trees in the 100-year floodplain and heritage trees within environmentally sensitive areas.

The street layout and location approved in the Westpointe East MDP designate Sage Run Road to cross the floodplain located near Wiseman and Loop 1604. The road alignment is designated to lie directly adjacent to the commercial property located to the east, and land parcels have been dedicated for the road construction. The road provides access to the Westover Hills Baptist Hospital.

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

*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 floodplains and environmentally sensitive areas.*

The location of the 100-year floodplain crossing contains several heritage and significant trees that are within the limits of a proposed multiple box culvert structure. These trees are being proposed to be removed to construct the drainage structure. Mitigation will be achieved through a combination of tree preservation, planting streetscape trees, and payment to the City of San Antonio. Retaining walls around the development are being proposed to preserve other significant trees to further mitigate the impact of removing the floodplain heritage and significant trees. A summary of the existing trees and proposed planting and mitigation is attached:

**TABLE 1. UPLAND TREE PRESERVATION**

Number and inches of significant trees preserved	Number and inches of significant trees removed	Number and inches of heritage trees preserved	Number and inches of heritage trees removed
204 / 2,793"	44 / 681"	21 / 541"	16 / 486"
significant trees preservation percentage 80%		heritage trees preservation percentage 53%	

**TABLE 2. ESA TREE PRESERVATION**

Number and inches of significant trees preserved	Number and inches of significant trees removed	Number and inches of heritage trees preserved	Number and inches of heritage trees removed
5 / 72"	0 / 0"	0 / 0"	1 / 41"
significant trees preservation percentage 100%		heritage trees preservation percentage 0%	

**TABLE 3. FLOODPLAIN TREE PRESERVATION**

Number and inches of significant trees preserved	Number and inches of significant trees removed	Number and inches of heritage trees preserved	Number and inches of heritage trees removed
53 / 822"	11 / 167"	4 / 100"	6 / 168"
significant trees preservation percentage 83%		heritage trees preservation percentage 37%	

**TABLE 4. MITIGATION CALCULATION SUMMARY**

UPLAND MITIGATION	= 0" (-467" excess)
ESA MITIGATION	= 109"
FLOODPLAIN MITIGATION	= 473"
NEW TREES (63 x 1.5"cal.)	= -94.5" (95")
TOTAL MITIGATION	= 487" x \$200 = <u>\$97,400 payment</u>

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 required arterial road would not be capable of safely crossing the floodplain in the location designated in the Westpoint East MDP.
- The hardship relates to the applicant's land, rather than personal circumstances; and
  - The 86'-wide parcel set aside for the road construction contains several floodplain heritage/significant trees.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and
  - Sage Run road was proposed and approved with the Westpointe East MDP, and the land has been parceled for the purpose of containing the proposed arterial road. Unlike surrounding properties, Sage Run Road does not have the flexibility to change the geometry of the road alignment to avoid disrupting the floodplain trees. There is a large drainage watershed that effected the design to safely cross the floodplain and not cause any negative impacts to neighboring properties. Given that we could not change the road alignment, different culvert locations were modeled, and grading exercises were run to preserve as many heritage and significant trees while providing a safe floodplain crossing that would not negatively impact neighboring properties. Multiple trees wells were incorporated into the grading plan where possible.
- The hardship is not the result of the applicant's own actions; and
  - The location and ROW dedication of the proposed road was determined and approved in the MDP stage of development, prior to construction plan production and review.
- 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 subdivision 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



David Martinez, P.E.  
Associate Vice President



5/10/24