

February 20, 2023

Administrative Exception / Variance Request Review
Development Services Department (DSD)
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Woodlake Subdivision Tree Preservation Plan
TREE-APP-APP21-38800833
UDC Section 35-523

- Administrative Exception
- Environmental Variance
- Subdivision Platting Variance – Time Extension

Dear COSA DSD:

The following administrative exception variance request (AEVR) is submitted on behalf of Versaterra Development, LLC, owner of an existing tract of undeveloped land located approximately 700 L.F. southeast of the int. of Firestone Parkway and Seguin Road in San Antonio, Texas (the “Property”). This Property is subject to the 2010 City of San Antonio Tree Ordinance which states that a minimum of 80% of significant trees be preserved within the 100-year floodplain and environmentally sensitive areas. The property provides several challenges in meeting the preservation requirements including the existing number of trees available on the site and their distribution. There are eleven (11) existing floodplain and environmentally sensitive trees on our site. All of these trees are located within offsite water and sewer easements and must be removed in order to provide these services to our property. The purpose of this AEVR is to request an exception to the preservation requirements.

The riparian buffer trees on the property are at 0% preservation which required 22 inches of mitigation, and the floodplain trees on the property are at 0% mitigation which requires 98 inches of mitigation. Reference attached tree preservation plan for tree preservation tables. In response to not meeting the minimum preservation requirements for the riparian buffer and floodplain trees, the owner is proposing to plant up to an additional 686 inches within the subdivision to improve the quality of life and welfare of the public. The 686 inches provided will exceed the mitigation requirements for the floodplain and environmentally sensitive areas of 120 inches by 566 inches. 98 lots are proposed within this subdivision. For mitigation purposes, all trees to be planted will be upsized to 2.5 inch trees. In addition to the two required medium canopy shade trees to be planted per lot, all 98 lots will receive two additional 2.5 inch caliper medium canopy shade trees.

The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare. By agreeing to plant the 686 inches, the public interest underlying the proposed exception outweighs the public interest underlying the


particular regulation for which the exception/variance is granted. In addition, the criteria of UDC Section 35-523 are satisfied according to the following:

- If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property.
- The hardship relates to the applicant's land, rather than personal circumstances. The AEVR is required due to the removal of trees within offsite water and sewer easements. We are tying into an existing sewer line within the floodplain to provide sewer service to the property. We are also running a proposed water main through the floodplain to tie into an existing water main in the Avila Subdivision in order to provide water service to the property. Both of these proposed connections are requirements from San Antonio Water System and San Antonio River Authority in our proposed agreements with the agencies.
- The hardship is unique, or nearly so, rather than one shared by many surrounding properties. See above.
- The hardship is not the result of the applicant's own actions. There is a limited number of existing trees on the site. The existing trees were present in their current sizes and distribution on the property prior to the owners acquiring the land.
- 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.

In conclusion, granting this AEVR and Versaterra Development, L.L.C. to fall below the minimum requirement of preservation of existing trees but also requiring planting of 686 inches will allow development within the spirit of the City of San Antonio Unified Development Code by encouraging the health, safety, and welfare of the public by creating an urban environment that is aesthetically pleasing and that promotes economic development through an enhanced quality of life. Thank you for your time and consideration on this foregoing request.

Sincerely,

KFW Engineers


Clayton Linney, P.E.
Director of Residential Services

Attachments: Tree Preservation Plan

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