



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

TPV 21-142

Project:	Copper Ridge Units 1 & 2
Address:	Intersection of Red Forest Lane and Red Hill Lane
A/P #/PPR #/Plat#:	TRE-APP-APP21-38800945
VR Submittal Date:	11/9/2021
VR Submitted by:	Mr. Kyle Hudek, P.E., with Cude Engineers on behalf of Mr. Tim Pruski with SA Copper Ridge, Ltd.
Issue:	Below 80% preservation of significant trees and 100% preservation of heritage trees in the ESA and 100 - Year Flood Plain
Code Sections:	Unified Development Code (UDC), Section 35-523(f)(2)(A) and (h)
By:	Charles G. Johnson Plans Examiner II

The Development Services Department (DSD) reviewed the information presented in Mr. Kyle Hudek's letter submitted November 9, 2021.

The Unified Development Code (UDC) – Article V, Section 35-523 (h), 100-Year Floodplain(s) 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 floodplains and environmentally sensitive areas.”

Copper Ridge Units 1 and 2 are located at the intersection of Red Forest Land and Red Hill Lane. The project is comprised of 309 residential lots and a SAWS sewer easement along the northern boundary. The applicant wishes to remove significant trees in excess of the minimum preservation requirements for the environmentally sensitive area (ESA) and the floodplain and to remove heritage trees in the floodplain in excess of the minimum preservation requirements. The ESA and floodplain tree removal is required due to the construction of a SAWS sewer line in a dedicated sanitary sewer easement. DSD staff does agree with the applicant's request to mitigate for below minimum preservation of significant trees in the environmentally sensitive areas and floodplain and heritage trees in the floodplain for the following reasons:

1. Floodplain:
 - a. Removal of 247 inches of significant trees (0%) and 38 inches of heritage trees (0%) in the floodplain is required due to the construction of a sewer line by

SAWS in a dedicated sanitary sewer easement. The total floodplain mitigation is 312 inches.

- b. The location of the sanitary sewer easement is dictated by SAWS and is required to provide sewer service to the surrounding areas.
2. ESA:
- a. Removal of 32 inches (68.9%) of significant trees in the ESA resulting in tree mitigation of 12 inches.
 - b. Significant trees will be removed in the ESA for construction of the sewer line in the SAWS sanitary sewer easement.
3. The tree preservation data is as follows:

SIGNIFICANT TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
TOTAL SIGNIFICANT FP TREES	247"
80% SIGNIFICANT MIN. FP PRESERVATION	247" x 80% = 198"
SIGNIFICANT FP TREES PRESERVED	0"
SIGNIFICANT FP TREES REMOVED	247"
INCHES TO MITIGATE	198"

HERITAGE TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
TOTAL HERITAGE FP TREES	38"
100% HERITAGE MIN. FP PRESERVATION	38" x 100% = 38"
HERITAGE FP TREES PRESERVED	0"
HERITAGE FP TREES REMOVED	38"
INCHES TO MITIGATE	114"

SIGNIFICANT TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)	
TOTAL SIGNIFICANT ESA TREES	103"
80% SIGNIFICANT MIN. ESA PRESERVATION	103" x 80% = 83"
SIGNIFICANT ESA TREES PRESERVED	71"
SIGNIFICANT ESA TREES REMOVED	32"
INCHES TO MITIGATE	12"

4. Mitigation and Tree Preservation Balance: The applicant will:
- a. The applicant coordinated with Department staff to increase the number of trees planted to exceed the mitigation and final tree canopy cover requirements instead of paying into the tree mitigation fund.
 - b. Total ESA and floodplain mitigation required: 324 inches
 - c. Plant 741 - 2.5" trees on 309 lots (1,853 planted inches). Since 2 – 1.5" trees are required per lot, the yielding mitigation is 926 inches.
 - d. Revegetate the SAWS sewer easement by drill seeding a native seed mix and ensuring 85% establishment.

DSD staff agrees with the applicants' analysis and supports the request to mitigate for removal significant trees below the minimum preservation requirements for the ESA and heritage and significant trees from the floodplain. The Variance Request meets the intent and spirit of the Tree Ordinance; therefore, staff recommends approval.

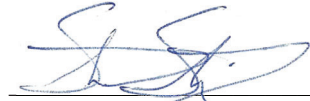
RECOMMENDATION: Variance Request Approval



Mark C Bird
City Arborist
DSD –Land Development Environmental

11/10/2021

Date



Stephen Stokinger, P.E.
Development Services Engineer
DSD – Land Development Engineering

2021/11/10

Date

I have reviewed the Variance Analysis and concur with the recommendation.

Melissa Ramirez
Assistant Director
Development Services Department

Date