



February 05, 2024

Variance Request Review
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Ruby Crossing Lift Station
COM-PRJ-APP22-39802105
35-523 Tree Preservation
 Administrative Exception
 Environmental Variance
 Subdivision Platting Variance – Time Extension

Dear Development Services,

This letter is to request consideration for a tree variance for the Ruby Crossing regional Lift Station development COM-PRJ-APP22-39802105 located north of Loop 1604 near the intersection of Loop 1604 and Liedecke Road.

This Administrative Exception Request letter is regarding the natural resource protection – tree preservation standards in UDC Code 35-523(f)(2)(A) and 35-523(f)(3)(A):

- “100-year floodplain(s) – 80% of the trees within the floodplain, which shall not apply toward preservation requirement on the remainder of the site.”
- “Environmentally Sensitive Areas – 80% of all the trees within the environmentally sensitive area including easements and rights-of-way. Such areas shall apply toward preservation of the remainder of the site.

Site Conditions

The Ruby Crossing regional Lift Station development is within VT Lone Oak, LTD. Doc. No. 20220100251 (O.P.R.B.C.T.) and Team Kam Enterprises LTD Doc. No. 20190265914 (O.P.R.B.C.T.) property. This tree plan covers only the proposed Ruby Crossing Lift Station.

Existing conditions include significant and heritage trees scattered across the site. There are proposed easements within the property which include sanitary sewer, electrical and temporary construction easements throughout the site. The 100-year floodplain goes through central and southwestern portions of the site.

The Ruby Crossing Lift Station development is a collaborative project initiated by SAWS, designed to enhance existing infrastructure and facilitate future development within the wastewater shed area. The project proposes the construction of wastewater infrastructure that will consist of a 6,800 EDU

regional lift station, approximately 61 linear feet of 8” sanitary sewer main (SDR-26), 9,958 linear feet of 18” sanitary sewer main (SDR-26), 1,433 linear feet of 30” sanitary sewer (FRP) gravity main, and 9,728 linear feet of 20” DIPS HDPE sanitary sewer force main that will extend north under the Medina River to the SAWS Steven M. Clouse Water Recycling Center. Trees will need to be removed to construct this regional utility infrastructure. All significant and heritage trees have been surveyed to see how many can be removed to satisfy the tree preservation requirements.

RID 2017-005

Rules Interpretation Decision 2017-005 specifically addresses UDC Section 35-523(n)(1) by stating variances to the terms and requirements of this division may be granted by the city arborist where a literal enforcement of the provisions of this division will result in an unnecessary hardship.

Justification

A total of 59” of significant trees within the 100-year floodplain shown in Table 1 below. 16” of significant trees are being preserved which equates to 27.35% of significant tree preservation within the 100-year floodplain. This is below the 80% minimum preservation requirement of significant trees within the 100-year floodplain. Significant trees within the floodplain are being mitigated at 80% to meet the minimum requirements of the City of San Antonio. The total number of inches to mitigate are 31. This mitigation will be provided through payment. All disturbed areas within the 100-year floodplain are to undergo drill seeding where possible with a native seed mix and ensuring 85% establishment.

Table 1:

SIGNIFICANT TREES WITHIN CURRENT 100 YEAR FLOODPLAIN	
TOTAL SIGNIFICANT FP TREES	59"
80% SIGNIFICANT MIN. FP PRESERVATION	59" x 80% = 47"
SIGNIFICANT FP TREES PRESERVED	16"
SIGNIFICANT FP TREES REMOVED	43"
INCHES TO MITIGATE	31"

A total of 140” of significant trees are within the environmentally sensitive area as shown in Table 2 below. 29” of significant trees are being preserved which equates to 20.43% of significant tree preservation within the environmentally sensitive area. This is below the 80% minimum preservation requirement of significant trees within the environmentally sensitive area. Significant trees within the environmentally sensitive area are being mitigated at 80% to meet the minimum requirements of the City of San Antonio. The total number of inches to mitigate are 84. This mitigation will be provided through payment. All disturbed areas within the environmentally sensitive zone are to undergo drill seeding where possible with a native seed mix and ensuring 85% establishment.

Table 2:

SIGNIFICANT TREES WITHIN ENVIRONMENTALLY SENSITIVE AREAS (ESA)	
TOTAL SIGNIFICANT ESA TREES	140"
80% SIGNIFICANT MIN. ESA PRESERVATION	480" x 80% = 112"
SIGNIFICANT ESA TREES PRESERVED	29"
SIGNIFICANT ESA TREES REMOVED	111"
INCHES TO MITIGATE	84"

Summary

The City has already developed a process to evaluate the existing tree canopy preservation for capital improvement development. For the development of Ruby Crossing Lift Station, 80% of significant trees within the 100-year floodplain and environmentally sensitive area must be preserved. The amount of tree removal for this development does not meet the minimum values of these tree preservation requirements.

There are not any heritage trees being removed from the floodplain or environmental sensitive areas. Significant trees within the floodplain and environmentally sensitive area are being mitigated at 80% to meet the minimum requirements of the City of San Antonio by payment. Total area experiencing soil disturbances is approximately 12.89 Ac. and will undergo seeding/revegetation using a native seed mix and ensuring 85% establishment.

The total required mitigation, including tree removal from non-floodplain or environmentally sensitive areas, is 115 inches. The payment for the total required mitigation is \$23,000.

The only properties impacted by the variance request are within easements owned by SAWS and will only benefit from the granting of the exception. This tree removal is needed to bring sanitary sewer service to this region's sewer shed. Multiple master planned communities will utilize these utility improvements once completed.

The removal of these existing significant trees given the hardship and uniqueness of the subject property and confirmation that granting this variance request will not be detriment of the public's health, safety, and welfare, nor will be harmful to the subject property on the adjacent properties. Multiple options were explored in order to preserve as many significant and heritage trees as possible.

In our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



Signature and Title Block of Applicant

Signature of Owner (if applicable)

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

APPROVED APPROVED W/ COMMENTS DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____
