



8200 IH-10 Frontage Rd. #810
San Antonio, Tx 78230
TBPE-FIRM F-10961
TBPLS FIRM 10153600

September 15, 2022

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

RE: Somerset Meadows Unit 1
TRE-APP-APP22-38800982
Sec 35-523-1 (h)(B) – 100 Year Floodplains and Environmentally Sensitive Areas

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

Dear Development Services,

This letter is to request consideration for an administrative exception variance request for not meeting code to protect 80% of trees in the riparian buffer zone for Somerset Meadows Unit 1. This site is 27.41 acres and will propose 119 single-family residential homes.

- According to the proposed master tree preservation plan, a 30' environmental sensitive area (riparian zone) is shown (see attached aevr exhibit) to have only two existing significant trees within this zone. The two trees located in the 30' environmental sensitive area identified as being a 6" Elm and an 8" Elm. Additionally, there are four small species of trees that remain. These are identified as being a 2" Elm and 3-2" Jerusalem Thorns.
- According to Table 523-1B; Minimum preservation Requirements Sec 35-523, in an environmentally sensitive areas within the project boundaries requires 80% to be protected within this riparian buffer zone.
- Due to the location of the one of the trees with respect to the channel outfall more specifically the 6" elm is in a disadvantageous spot and must be removed to grade out the proposed channel. The tree falls in line with the channel centerline, given this tree needing to be removed we would not meet the 80% necessary and we would only preserve 73%.
- The proposed channel outfall which is an interceptor channel that is sized to take and transport more than 1,000 cfs of runoff, and intercept upstream water for Somerset meadows units 1-4 and direct it into the floodplain. This proposed channel is a necessity for the future residents of the Somerset meadows developments and will allow a safe and code compliant transportation of the stormwater runoff per City of San Antonio Stormwater Design Criteria.
- The mitigation of the tree removed will be covered by planting one extra tree per lot within Unit 2 of Somerset Meadows. There will be 156 extras trees planted with Unit 2, equaling 234 newly planted inches. This mitigation makes up for tree removed and provides for canopy coverage.

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

Sincerely,


Signature and Title Block of Applicant

Signature of Owner (if applicable)

Attachment(s)

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:	_____ _____			



290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600


June 15, 2022

City of San Antonio
Development Services
Land Entitlements
1901 South Alamo
San Antonio, Texas 78204

Attn: Subdivisions

This letter hereby authorizes HMT Engineering & Surveying to act as signing agent for Somerset Meadows Master Planning and Platting for all the documents pertaining to COSA Parcel Keys 211876, 211878, and 211879.

Thank you,

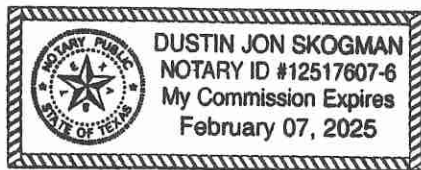
 Richard Mott, Agent
Authorized Representative and Title

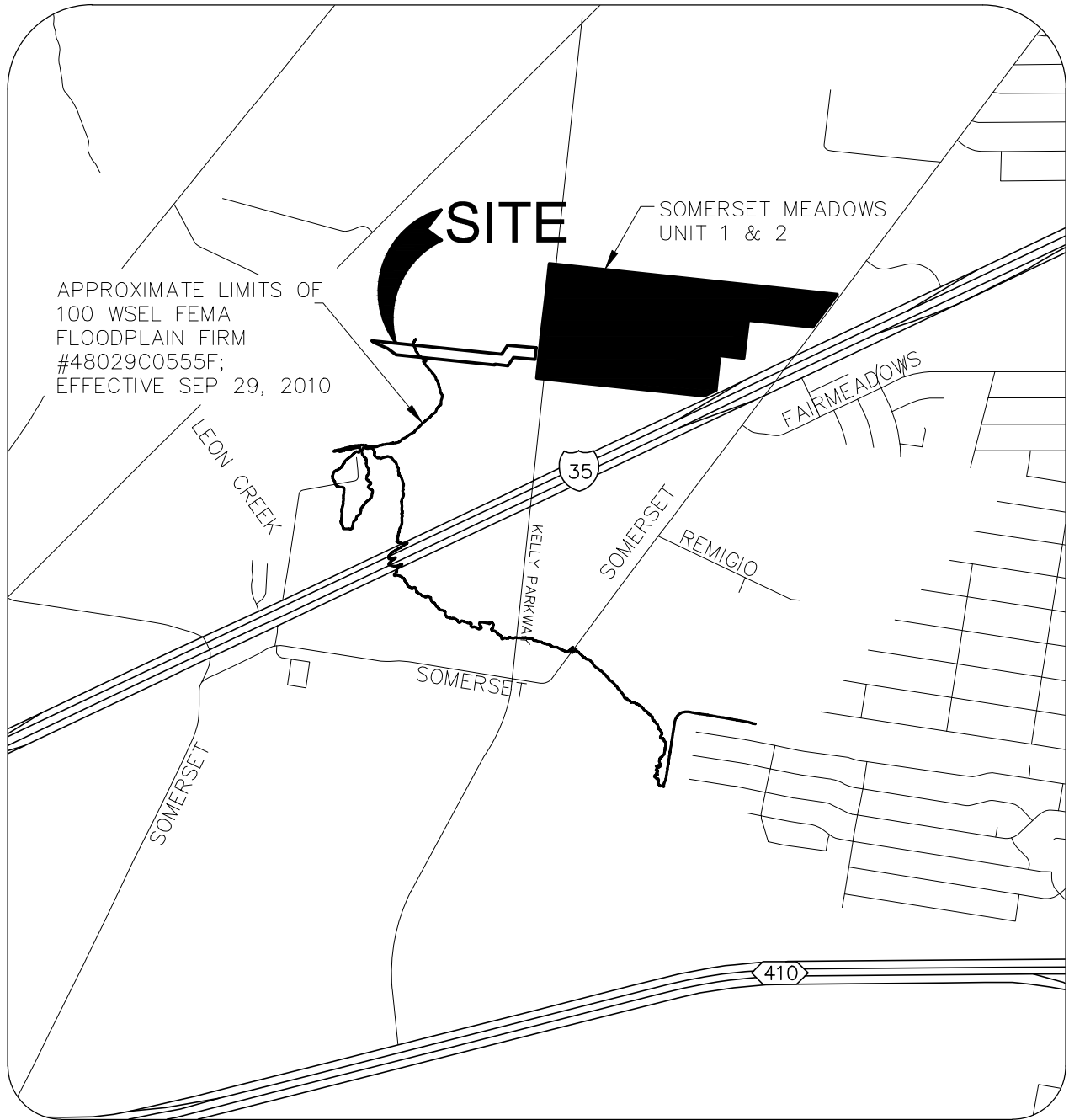
State of Texas §
§
County of
Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Richard Mott, Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 21st day of JUNE, 20 22.

(SEAL)





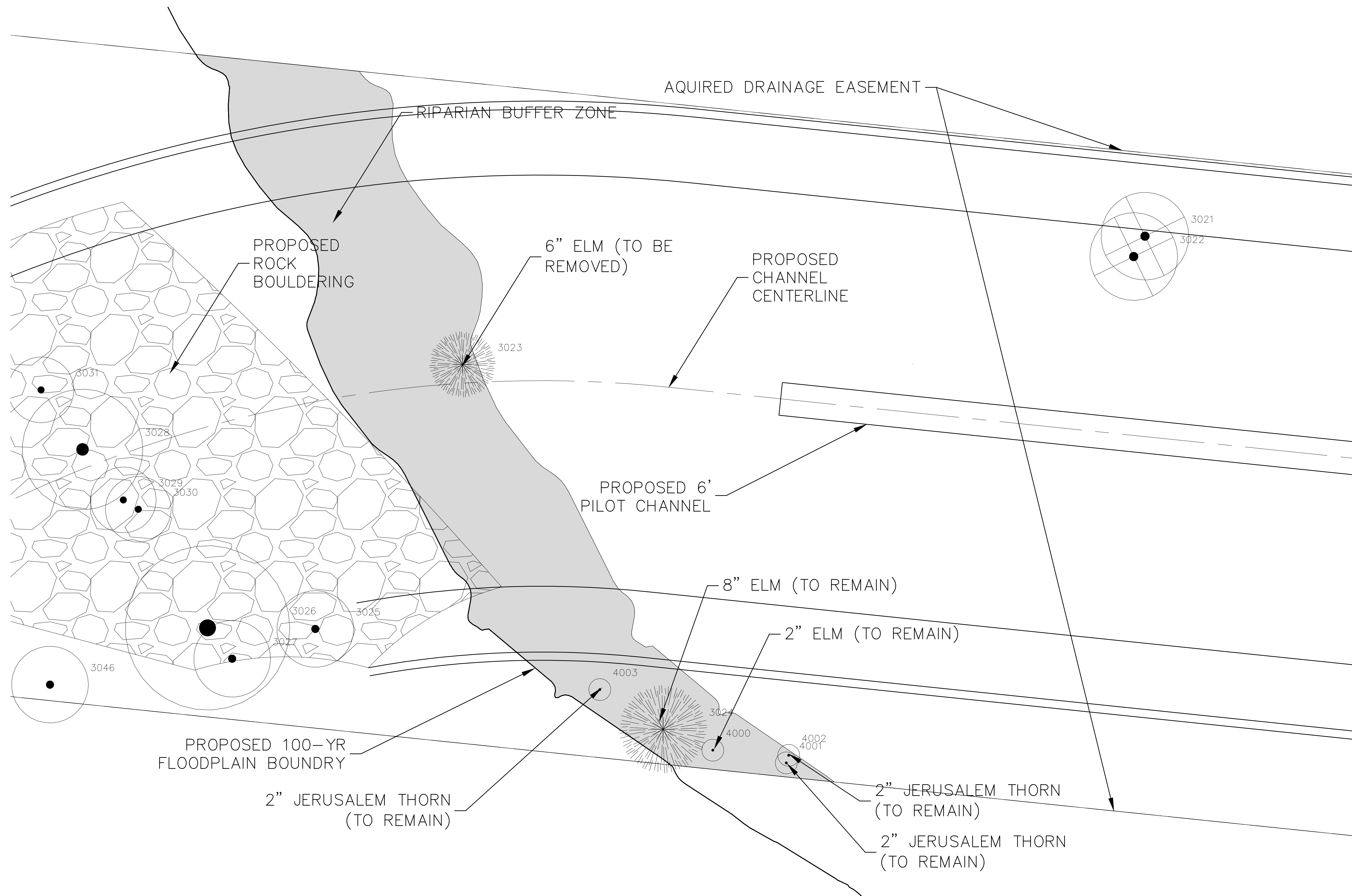
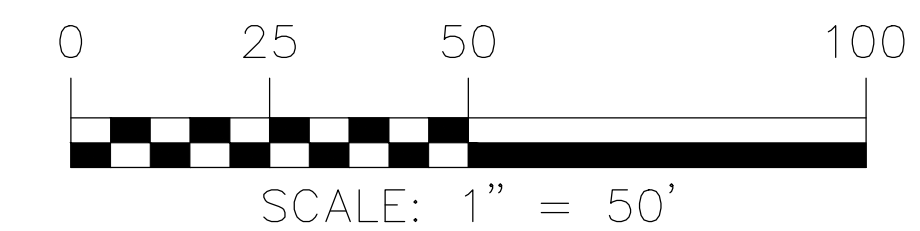
SOMERSET MEADOWS UNIT 1 & 2
LOCATION MAP

NOT TO SCALE



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
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Drawing Name: M:\Projects\337 - Lennor Homes\031 - Somerset Grove East Unit 1\Admin\Submittals\CSSA\Engineering Trees\2022.06.23 - AEVR\AEVR Exhibit.dwg User: andrewm Jul 26, 2022 - 12:21pm



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AEVR TREE PRESERVATION EXHIBIT