



June 2024

Administrative Exception / Variance Request Review

Development Services Department

Attn: Ricardo Espinoza

City of San Antonio

1901 S. Alamo Street

San Antonio, TX 78204

Re: **423 Roosevelt Ave.**

COM-PRJ-APP23-39802291

Unified Development Code (UDC) Sec. 35-523 (h)

Mitigation - to remove a heritage tree and significant trees within the existing 100-year floodplain

Dear Mr. Espinoza,

We are requesting consideration for an environmental exception variance for falling below the preservation requirements 80% for significant trees and 100% for heritage trees within the effective 100-year floodplain for the future development located at 423 Roosevelt Ave., San Antonio, Texas 78210, as captured within the above mentioned sitework permit. This tract is currently zoned as General Commercial Non-Alcoholic Sales District (C-3NA) and is within the City's Community Revitalization Action Group (CRAG) area. The 423 Roosevelt Ave. future development is requesting an environmental variance from UDC Sec. 35-523 (h) to remove one heritage tree and 3 significant trees within the existing 100-year floodplain line to construct an on-site detention pond as reflected within the approved Conditional Letter of Map Revision (CLOMR) 21-06-1633P.

In existing conditions, the overall site contains multiple heritage trees, significant trees, and is partially developed with an eroded parking lot and drive aisle. 2.45-acres (54%) of the site is within the effective 100-year floodplain as shown within the Federal Flood Insurance Administration Flood Hazard Boundary Map. A CLOMR (21-06-1633P) was approved to complete earth work improvements to construct a detention pond, in order to move forward with a Letter of Map Revision (LOMR) to redefine the effective floodplain on the subject site. There are 7 significant trees and one heritage tree within the effective floodplain on the subject site.

Due to the topography, the on-site detention pond is placed at the tract's southwest corner to capture as much stormwater runoff from the site prior to discharging into the 100-year floodplain. As such, three significant trees and one heritage tree will be removed for this detention pond. The remaining 4 significant trees within the effective floodplain will be preserved. All trees *outside* of the effective floodplain are proposed to be preserved during this scope of work. Please see the tables below for the proposed removal and required tree mitigation within the effective floodplain for the 423 Roosevelt (COM-PRJ-APP23-39802291) sitework permit.

WGI, Inc.

755 E. Mulberry Ave. | Suite 501 | San Antonio, Texas 78212

210.860.9224 | WGInc.com

On-site Tree Table within Floodplain

Tree Preservation Summary	Total Inches	Total Inches to Remain	Total Inches Removed	Total Inches Preserved	Remaining Inches to Mitigate
Significant Tree On-site (6" – 23.5")	130 (7 Trees total)	70 (4 Trees Total)	60 (3 Trees Total)	54%	34
Heritage Tree (3:1)	37 (1 Tree Total)	0	37 (1 Tree Total)	0%	111
Overall On-site Total	167	70	97	-	145

*it should be noted, all heritage trees to be removed must be mitigated at a 3:1 ratio

Mitigation Table

Total Required Mitigation	145-inches
10 – 1.5" On-site Trees proposed to be planted towards mitigation	15-inches
Remaining inches needed to meet mitigation requirement	130-inches
Required Fee Paid into Mitigation Fund	130-inches x \$200 = \$26,000

As such, the COM-PRJ-APP23-39802291 sitework permit is requesting an environmental variance from UDC Sec. 35-523(h) to remove a single heritage tree and falling below the minimum 80% of significant trees within the existing 100-year floodplain to construct the detention pond as captured within the approved CLOMR. As previously mentioned, the scope for this sitework permit is limited to the improvements captured within the approved CLOMR. As such, there is no detailed site plan for the overall tract ultimate development at this time. All trees *outside* of the effective floodplain are proposed to be preserved during this scope of work.

Once construction is completed, the current owner is proposing to plant 10 (1.5 inch) trees with a shade value of 850 and will not exceed 25% of one tree species. The proposed trees will be located around the proposed detention pond, outside the newly established effective floodplain, and where they will not be disturbed with a future development. The current owner proposed to provide water to these new trees by a hose bib and self-watering. The hose bib will be within 100-feet of the proposed planting. Please see planting plan exhibit for hose bib location. The 10 (1.5 inch) trees will generate a total of 15" towards mitigation, 3 Cedar Elm, 4 Live Oak, and 3 Monterrey Oak. As such, the remaining 130-inches the site is responsible to mitigate will generate a \$26,000 fee to be paid into the tree mitigation fund.

The COM-PRJ-APP23-39802291 sitework permit is requesting an environmental variance from UDC Sec. 35-523(h) to remove a single heritage tree within the existing 100-year floodplain to construct the detention pond as captured within the approved CLOMR.



In conclusion,

- If this project complies strictly with the provisions of these regulations, it will significantly impact the approved CLOMR construction plans and the available property area for future development.
- These hardships relate to the confined parameters of the site, floodplain extents, and the available open space the proposed detention pond may be located.
- The hardship is unique and the result of the property being located within the 100-year floodplain, Zone AE.
- The granting of the exceptions/variances 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 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, or welfare of the public.

On behalf of Lifshutz Companies LP., we appreciate your consideration regarding this matter. If you have any questions, please feel free to contact our office.

Sincerely,

WGI, Inc.

Texas Engineering Firm No. F-15085

Erin Sandoval, E.I. T.
Senior Graduate Engineer

Attachments (4):

- 423 Roosevelt (COM-PRJ-APP23-39802291)
- CRAG Map
- Approved CLOMR (21-06-1633P)



- Proposed Planting Plan

(Section 35-523 (h))

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

