




CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	423 Roosevelt Ave.
A/P # /PPR # /Plat #	COM-PRJ-APP23-39802291 - REQ-CMRORAEVR-24-44400089
Date:	May 2024
Code Issue:	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.
Code Sections:	85-523 (f) Table 523-1A (h) 100-Year Floodplain(s) and Environmentally Sensitive Areas.

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name: James Lifshutz		
Company: Lifshutz Companies LP		
Address: 215 W. Travis Street, San Antonio, TX		Zip Code: 78205
Tel #: (210) 533-9111 Fax#		E-Mail: Erin.Sandoval@WGInc.com
Consultant: Erin Sandoval, E.I. T. Senior Graduate Engineer		
Company: WGI, Inc.		
Address: 755 E. Mulberry Ave., Suite 501, San Antonio, TX		Zip Code: 78212
Tel #: (210) 860-9224 Fax#		E-Mail: Erin.Sandoval@WGInc.com
Signature: 		

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☒ Other Administrative Exception/Variance Request
- City Council District 5 Ferguson Map Grid 617A7 Zoning District C-3NA
- San Antonio City Limits ☒ Yes ☐ No
- Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
- Previous/existing landfill? ☐ Yes ☒ No
- Parkland Greenbelts or open space? Floodplain? ☒ Yes ☐ No