



September 09, 2022
Administrative Exception / Variance Request Review
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Project: Frost Bank
Loop 410 Financial Center
1155 NE Loop 410
San Antonio, TX 78217

Austin
811 Barton Springs Rd, Suite 900
Austin, TX 78704
512.478.7286

San Antonio
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San Antonio, Texas 78209
210.224.6032

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700 Milam, Suite 1300
Houston, Texas 77002
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A/P, Plat Number, or Project Number: COM=PRJ-AP22-39801104
A/P, Plat Number, or Project Number: COM=PRJ-AP22-39801559
UDC Code Section or Issue: Required Tree Preservation in Flood Plain and Environmentally Sensitive Area (ESA)

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

Dear Development Services,

We request an Environmental Variance for the proposed project located at 1155 NE Loop 410, San Antonio, Texas 78217, to allow for the removal of existing trees beyond the 80% preservation requirement in the Flood Plain and Environmentally Sensitive Area (ESA), as described in the Tree Ordinance Section 35-523, Table 523-1A.

The issue is one of tree preservation falling below 80%. In the Flood Plain there are no existing understory species or Heritage Trees. However, two (2) large significant trees out of four (4) existing trees in the Flood Plain will be preserved at 37.8%. The two (2) large significant trees being removed in the Flood Plain were located in landscape islands that were located in close proximity to the existing building on the site.

In the Environmentally Sensitive Area there are no existing understory species or Heritage Trees. However, zero (0) large significant trees out of four (4) existing trees in the ESA will be preserved at 0%. All the large, significant trees being removed in the ESA were located in close proximity to the existing building on the site

The site consists of 1.907 acres (83,048 sf) that partially lies within a 100-year flood plain. The Flood Plain consists of 0.45 acres (19,732 sf.) or 23.76% of the entire site, with the ESA consisting of 0.245 acres (10,654.4sf.) or 12.83 % of the entire site.

This is a previously developed site that had very little landscape or pervious area. The previous pervious area was 6,315 sf., or 7.6% of the site. None of the existing trees on the site are trees that were naturally occurring; they were planted with the building to satisfy ordinance requirements. These trees were planted either in small



parking lot islands, in landscape areas adjacent to the building, or very close to the underground drainage culvert located at the southwest corner of the site. The majority of the existing trees were in compromised condition based on the existing conditions and location.

Flood Plain Trees:

- There are four (4) existing trees within the Flood Plain consisting of 45 caliper inches. Required preservation of 80% is 36 caliper inches. Provided preservation is 37.8% resulting in a deficit of 19 caliper inches.
- Tree 107 is located toward the north side of the site in a small parking island for the previous facility. This tree has preserved in an enlarged island near the entrance to the site.
- Tree 111 is located closer to 410 along Tesoro Drive This tree has preserved in an island.
- Trees 109 and 110 are located closer to 410 and the existing building. These trees are too close to the new curbs for parking and driveways to be preserved in their current states. 110 has additional canopy conflicts with the adjacent flagpoles for the center. We are using an exception for the parking requirements for the building already and cannot reduce parking stalls for the design requirements.

All of the mitigation to meet 80% in the Flood Plain will be accomplished with onsite plantings.

ESA Trees:

- There are four (4) existing trees within the ESA consisting of 60 caliper inches. Required preservation of 80% is 48 caliper inches. Provided preservation is 0% resulting in a deficit of 48 caliper inches.
- Trees 108 is located closer to 410 and the existing building and would not survive due to the root zone proximity to the new building and canopy conflicts.
- Trees 113, 114, and 115 are very close to the existing structure and have a thin, one-sided canopy. Demolition of the existing structure would have resulted in damage to the root zone and canopies. Tree 115's root zone would have been compromised in construction due to its proximity to the new curb and location of an existing underground drainage culvert.



All of the mitigation to meet 80% in the ESA will be accomplished with onsite plantings.

There are 18 large shade trees and 20 understory trees being proposed for landscape ordinance and mitigation requirements as upsized trees for the project that total 145" total caliper with 93.5" counted toward mitigation. These trees include a mixture of 3" to 6" caliper species of (7) Burr Oak, (5) Shumard Oak, (1) Chinquapin Oak, and (5) Cedar Elms and 2" to 3" caliper species of (9) Texas Redbud, (3) Texas Mountain Laurel, (6) Desert Willow and (2) Tree Yaupon.

All other landscape ordinance requirements including buffering, Tree Canopy requirements and parking lot shading, have been met. Proposed trees are located in generous landscape areas to ensure long-term health and viability. Proposed pervious area on the site is 21,129 sf (25.44%) and increase of more than 17% over the existing site conditions.

The following items address the UDC for Variance UDC Section 35-483(e):

- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property; and*
- *The hardship relates to the applicant's land, and*
- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties; and*
- *The granting of the exception/variance 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 my 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,

 - Project Architect
Signature and Title Block of Applicant



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: _____		

