



Variance Request: 1) a variance to eliminate the "Type B" bufferyard requirement.

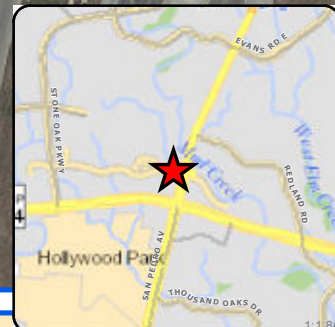
Board of Adjustment
Plot Plan for
Case No A-17-143



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 9

1523 E Sonterra Blvd

Development Services Department
City of San Antonio



Board of Adjustment **Notification Plan for** **Case No A-17-143**



San Antonio City Limits
 Subject Property
 200' Notification Boundary
 Council District: 9



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

Photos
Subject Property – 1523 E. Sonterra Blvd



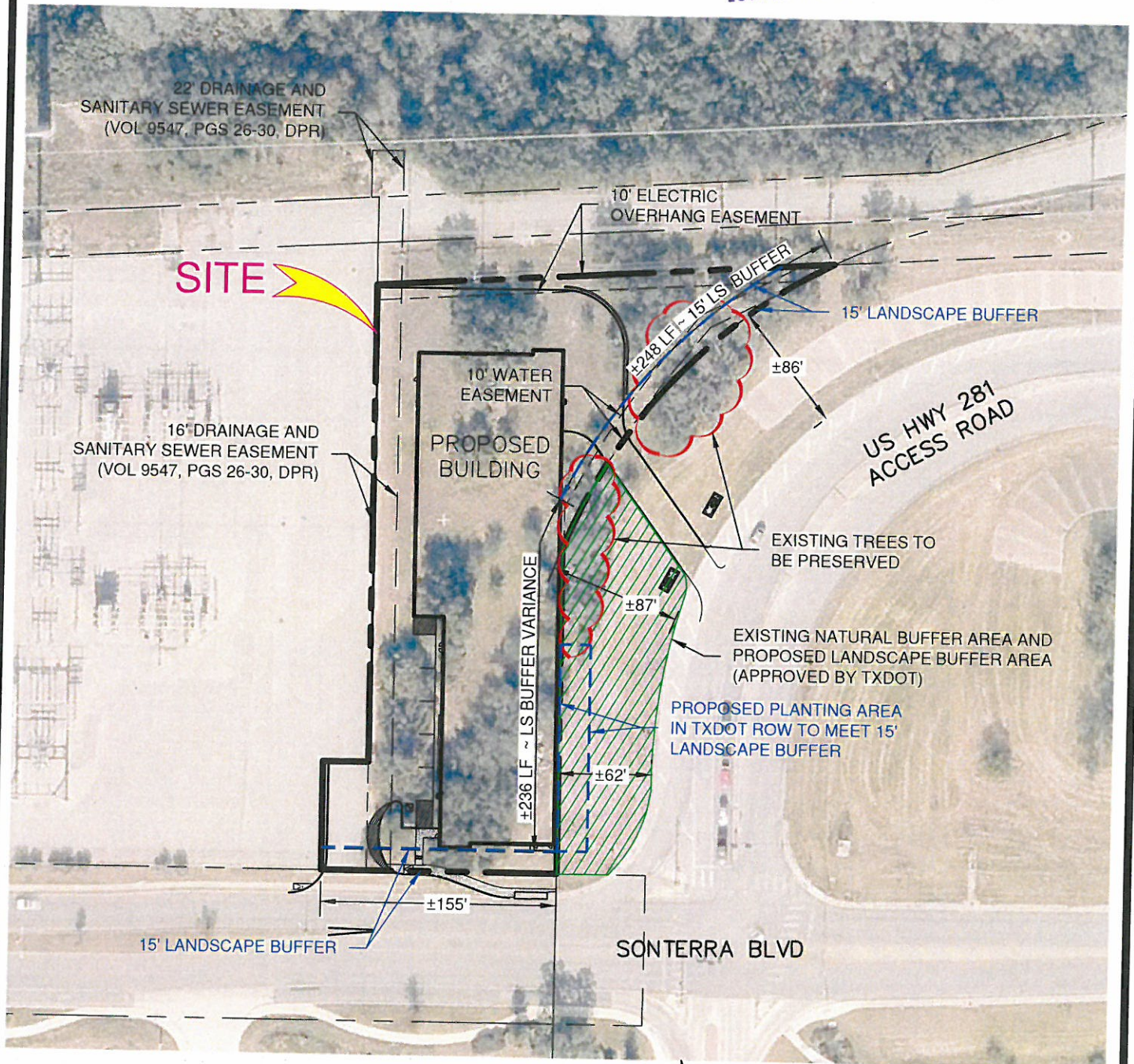
Subject Property – 1523 E. Sonterra Blvd



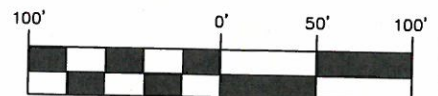
Surrounding Properties



RECEIVED
2018 MAY 19 AM 10:51



SCALE: 1" = 100'



JOB NO. 8914-00
DATE MAY 2017
DESIGNER BES
CHECKED BES DRAWN AW
SHEET 1 OF 1

A-AAA KEY #49 **SAN ANTONIO, TEXAS**

LANDSCAPE BUFFER VARIANCE EXHIBIT

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

Date: May 12, 2017, 2:15pm User ID: baeferbo
File: P:\08\114\100\Design\Exhibits\Exhibit (Landscape Buffer)_170512.dwg

KEY STORAGE

WHERE IT EXISTS, PRESERVE
NATIVE UNDERSTORY,
RE-VEGETATE WITH NATIVE
SEED A++ DISTURBED AREAS

MULCH

MULCH

NATIVE UNDISTURBED AREA

- (5) IND #3 cont.
- (5) LEU #5 cont.
- (3) PER 4'-5' tall
- (1) OAK 4" cal.
- (2) ELM 4" cal.
- (2,462 S.F.)NGMHydro
- (3) COT #5 cont.
- (5) ESU #5 cont.

- (3) RBT #30 cont.
- (3) WAX #5 cont.
- (5) COT #5 cont.
- (3) ESU #5 cont.

- (1) OAK 4" cal.
- (3) ESU #5 cont.
- (3) WAX #5 cont.
- (3) MOK 4" cal.
- (4) ESU #5 cont.
- (5) WAX #5 cont.
- (1) RBT #30 cont.

- (5) LEU #5 cont.
- (5) ESU #5 cont.
- (1) PER 4'-5' tall
- (3) ELM 4" cal.
- (5) WAX #5 cont.

- (2) PER 4'-5' tall
- (3) ESU #5 cont.
- (5)GMG#3 cont.
- (4) ESU #5 cont.
- (6) IND #3 cont.
- (5) LEU #5 cont.
- (17) TLA #1 cont.
- (7) TLP #1 cont.

- (3) PER 4'-5' tall
- (7) WAX #5 cont.
- (5) IND #3 cont.
- (1) OAK 4" cal.
- (9) FCB #3 cont.

- (1) OAK 4" cal.
- (3) FCB #3 cont.
- (9) MOR #3 cont.
- (8) TLP #1 cont.
- (5) TUR #3 cont.

- (3) ESU #5 cont.
- (1) PER 4'-5' tall
- (9) LEU #5 cont.
- (4) IND #3 cont.
- (8) TLA #1 cont.

- (5) TLP #1 cont.
- (5) SAW #3 cont.
- (22) SKU #1 cont.
- (5) LEU #5 cont.
- (18) SKU #1 cont.
- (8) FCB #3 cont.
- (112 S.F.)GRA 4" cover

- (3)GMG#3 cont.
- (3) LEU #5 cont.
- (3) IND #3 cont.
- (5)GMG#3 cont.
- (6) LEU #5 cont.
- (5) ESU #5 cont.

- (38) KDR #1 cont.
- (5) MOR #3 cont.

- (538 S.F.)GRA 4" cover
- (232 S.F.)GRA 4" cover

MULCH

[86 S.Y.] BER Solid Sod

15'-0" BUFFER

SONTERRA BLVD

HWY 281 ACCESS

22' DRAINAGE AND
SANITARY SEWER EASEMENT
(VOL. 9547, PGS. 28-30, DPR)

ELECTRIC EASEMENT
(VOL. 6506, PG. 1502, DPR)

16' DRAINAGE AND
SANITARY SEWER EASEMENT
(VOL. 9547, PGS. 28-30, DPR)

...SITE TO COMPLY WITH
2010 TREE ORDINANCE

15' LANDSCAPE BUFFER
±8,275 S.F.

2230 S.F. ±8' BUFFER VARIANCE

15' LANDSCAPE
BUFFER

SONTERRA BLVD

±126'

OPTION 1 - TXDOT STREETSCAPE
(±115 S.F. ~ COSA LANDSCAPING)
OPTION 2 - GREEN SCREEN FOR
BUILDING SCREENING

EXISTING NATURAL
BUFFER AREA

EXISTING TREES TO
BE PRESERVED

US HWY 281
ACCESS ROAD

±79'

±81'

±56'