



QuikTrip Corporation

SAN ANTONIO DIVISION
227 N Loop 1604 E
San Antonio, TX 78070
210-901-5748

July 17, 2018

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

Re: Environmental Variance
QuikTrip #4008
PPR# P8078
UDC Article V.DIV 5.Sec. 35-523

Dear Development Services,

QuikTrip Corporation ("QT") is proposing a QuikTrip convenience store with retail motor fuels at the southwest corner of Culebra and Galm, San Antonio ETJ, Bexar County, TX (the "Property"). The Property consists of many hardships and development obstacles which QT is diligently working through. One of the hardships on this Property is the locations and number of significant trees within the flood plain (the "Significant Trees"). The flood plain consumes much of the Property which is located on the hard corner of the intersection. In order to develop the hard corner and contiguous acreage along Culebra, the Significant Trees will need to be removed and the flood plain filled per FEMA's future approval. Without removing the Significant Trees or relocating/filling the flood plain, the Property and contiguous acreage are unlikely to ever develop due to the inability to obtain access to the intersection of Galm & Culebra.

QT would like to formally request a variance to the current Tree Preservation Ordinance 35-523, of Div 5, Natural Resource Protection, of Article V, Development Standards of the UDC. Specifically, the requirement of 80% of significant trees within the 100-yr floodplain being retained.

QT is always dedicated to abiding to all ordinances required for development and understands the importance of tree preservation for environmental quality. To that end, the following is a list of measures that QT proposes to successfully meet the intent of the tree preservation requirements in the flood zone:

- 1) It is understood that, in order to complete the development of this location, a LOMR (Letter of Map Revision) will be required to be attained through FEMA. This process will include bringing the property out of the flood zone. Thereby, when the process is completed, the property would no longer be required to

meet the standards of tree preservation in a flood zone.

- 2) Considering that this location is outside of San Antonio city limits, it is not subject to other landscaping requirements such as landscaping percentages. However, due to the need to remove the Significant Trees, we desire to have an attractive presentation in our landscaping and will be planting additional trees on the property along with numerous shrubs and sod.
- 3) Based on our proposed landscape plan for the location, we are still able to preserve a large number of trees. Outside of the current flood zone, on our lot, we will be able to save 33" of significant trees as well as the only heritage tree on the lot, a 28" Mesquite.
- 4) Within the floodplain and ESA, we are removing 100% of significant trees as they all are located in the developable area of our lot. Typical mitigation would require that we save 80% of the current total 112", which would be 88". In the proposed landscape plan, we would be planting a total of 132", showing we are going above the minimum.

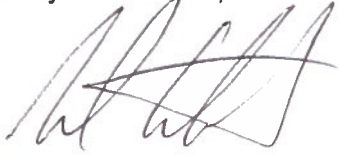
Furthermore, this request for a variance adheres to the following conditions being met without exception in accordance with Variances UDC Section 35-483(e):

- 1) ***If QT complies strictly with the provisions of these regulations, we can make no reasonable use of our property:*** The Property in question is a corner property of a "Primary Arterial Type A" (Culebra) and a "Secondary Arterial Type A" (Galm). Galm Rd has not yet been constructed south of Culebra, however, as part of QT's development of the Property QT will also be constructing a portion of such extension of Galm Rd.. The location of the creek and trees on the Property would make it unfeasible to develop for commercial purposes, which is the appropriate use for such a location.
- 2) ***The hardship relates to the land, rather than a personal circumstance:*** Any user of the Property would be subject to the same regulations and would deem it unusable for development given the tree preservations standards.
- 3) ***The hardship is unique, or nearly so, rather than one shared by many surrounding properties:*** As noted before, the Property is located on the hard corner of two (2) major arterials and has a creek running through it close to the intersection. No other plot of land in this area faces these same development obstacles.
- 4) ***The hardship is not a result of our own actions:*** Neither QT or the current owner of the land has done anything to this property to create this circumstance. The extension of Galm Rd has already been in San Antonio's future transportation plan for some time, making it a corner property.
- 5) ***The granting of the 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:*** All property adjacent to the lot in question, is owned by the same owner as the Property. The owner has approved the desire to seek this variance as well as allowing QT to proceed with the FEMA process of the LOMR. By performing the foregoing actions, QT will be a catalyst for contiguous properties to thrive and prosper.

As currently proposed, along with the approval of the variance requested above, QuikTrip will follow the intent of the tree preservation ordinance by moving the entire property out of the flood zone, planting additional trees, and preserving as many trees as possible for the development. It is for the reasons outlined above we contend the variance should be granted for this development.

Thank you for your time and consideration of the request for variance. If you have any questions regarding the information provided, please do not hesitate to contact us.

Respectfully Submitted,



David Wanders
Real Estate Project Manager
dwanders@quiktrip.com
210-901-5748

Attachments: Tree Preservation and Proposed Landscape Plan

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