



Board of Adjustment
Notification Plan for
Case No A-19-10300060



San Antonio City Limits



Subject Property



200' Notification Boundary



Council District: 1



1:2,400

"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio

**EXISTING 15' FRONT BUFFERYARD
SF= 10,754 SF (INCLUDES SIDEWALK)**

5N STUDIO, LLC
Houston, TX 77003

- 10 street trees required
- 7 large street trees proposed
- 12 large trees proposed within streetyard
- 25 possible points
- No points earned w/o variance

Surface Parking: 20,350 s.f.

- 8 large trees required
- 10 large trees proposed and quality

- 20 points minimum earned
- 5 additional points for extra shade

Parking Lot Screening not able to be met:

- Propose planting available parking islands with plants
- 25 possible points
- No points earned

Existing Tree Preservation:
- 15 points earned

Total Points Earned:

- 25 points from parking lot shading
- 15 points from existing trees

Possible Points to be Earned:
- 25 points for street trees with approved variance from city

Propose ornamental trees and shrubs here to help provide more greenery

Existing trees within limits of construction to remain and be protected

Limit of construction line

1 SITE PLAN
A 100' 1/32" = 1'-0"



A.100

DATE ISSUED:	MARCH 05, 2019
SHEET	

ENGINEER

ARCHITECT Romulo Cisneros

CENTURY HEIGHTS
84 NE LOOP 410,
SAN ANTONIO, TX 78216

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(PH) 713-520-7745

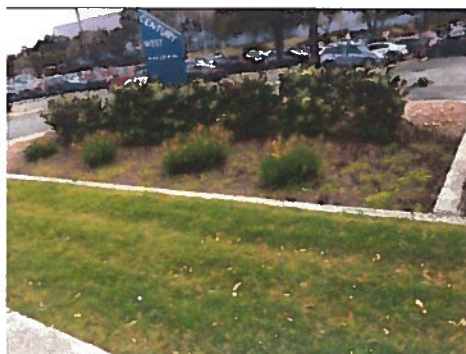
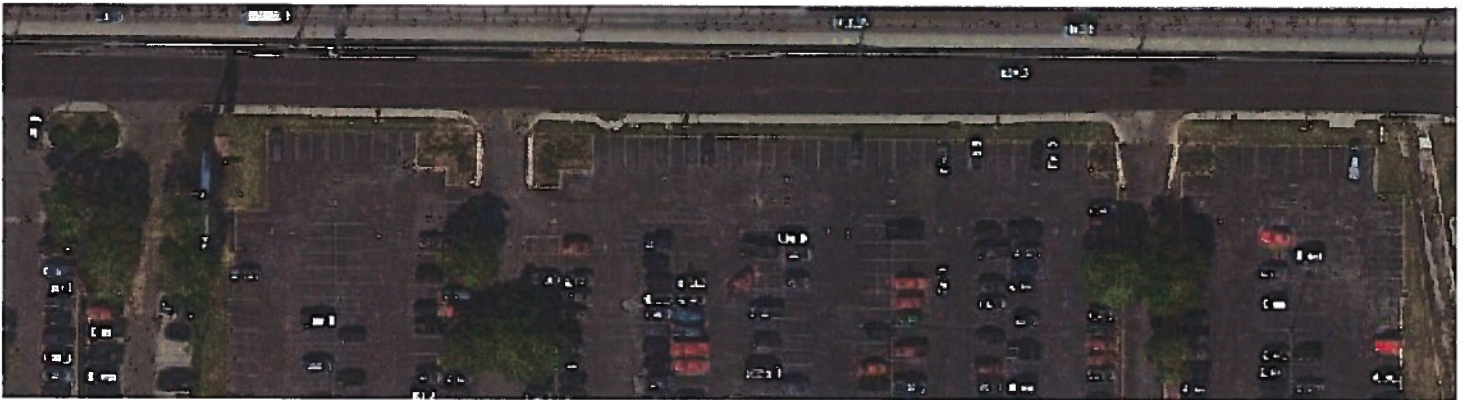
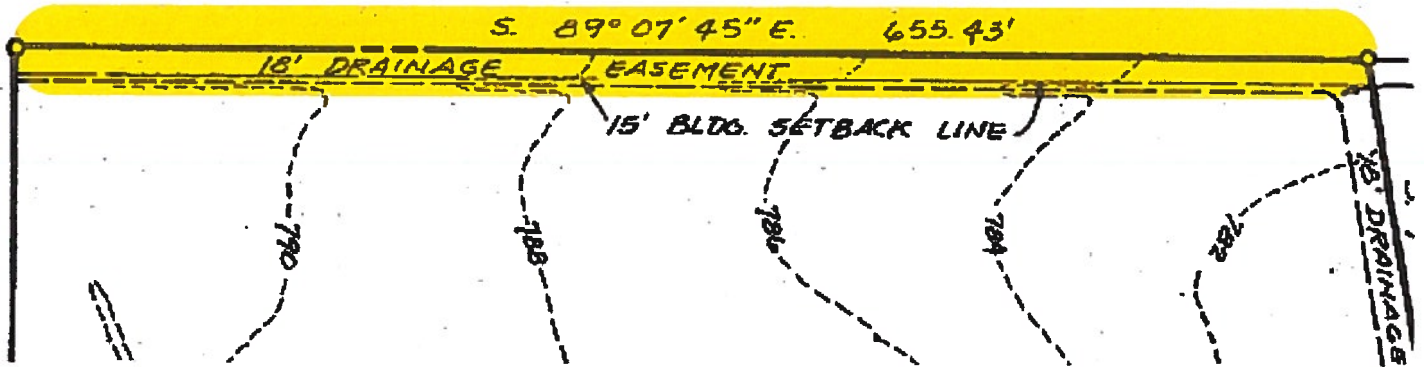
Houston, TX 77003

REVISIONS		
No.	Description	Date

Attachment "A"

Existing Front Bufferyard – 15' Building Setback

I.H. LOOP 410 ACCESS ROAD



Attachment "C"

Essential Character of the District - 86 NE Loop 410

Existing Front Bufferyard at 86 NE Loop 410:



Frontage of Adacent Properties



5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

A variance to the front bufferyard requirement and planting requirement will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located. Rather, the variances will maintain a front bufferyard that is greater than those on adjacent properties. The variances will also result in beautiful landscaping within the front bufferyard while also providing safe egress for customers who may be staying at the Marriott hotel, which is located on the adjacent lot.

Attachment "B"

Existing Bufferyard & Parking Spaces- 86 NE Loop 410

