



**Board of Adjustment**  
**Notification Plan for**  
**Case No A-25-10300051**



San Antonio City Limits  
Subject Property  
200' Notification Boundary  
Council District: 3



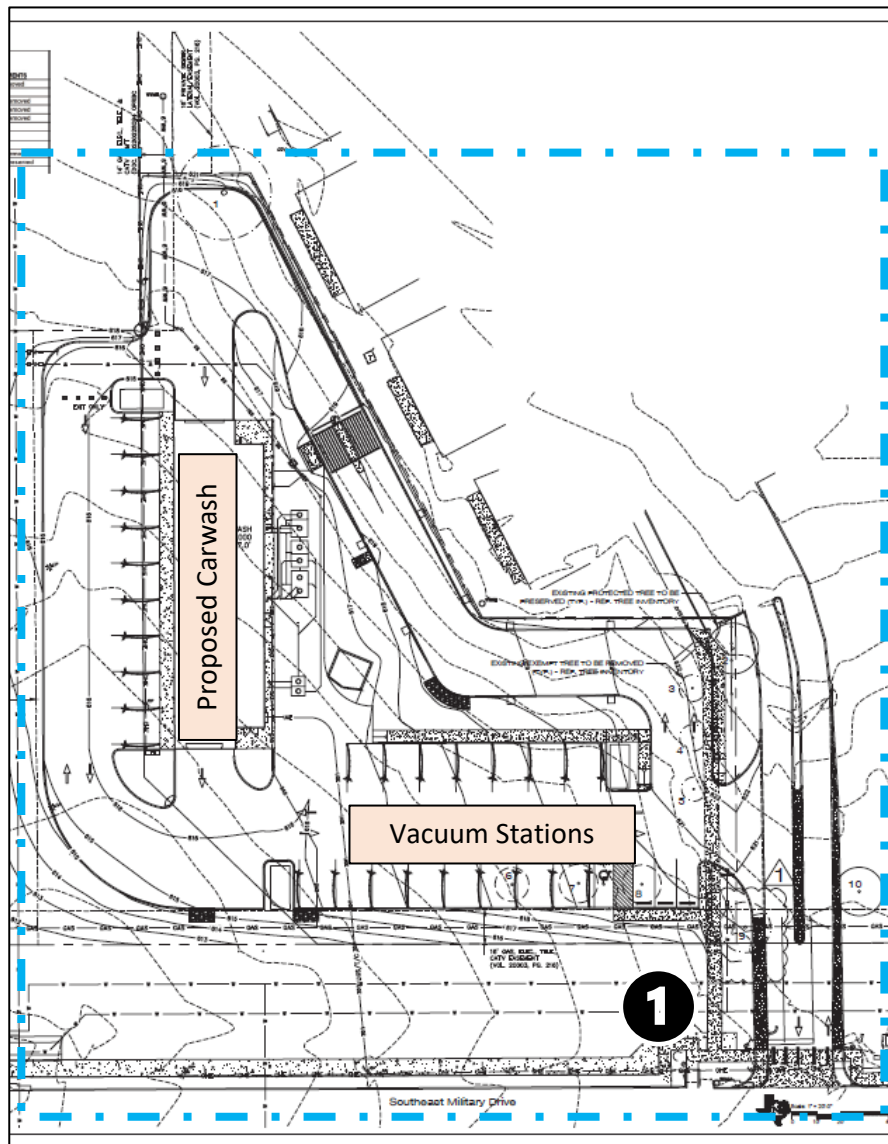
1 inch equals 150 feet  
"NOT TO SCALE,  
FOR ILLUSTRATIVE PURPOSES ONLY"  
Development Services Department  
City of San Antonio



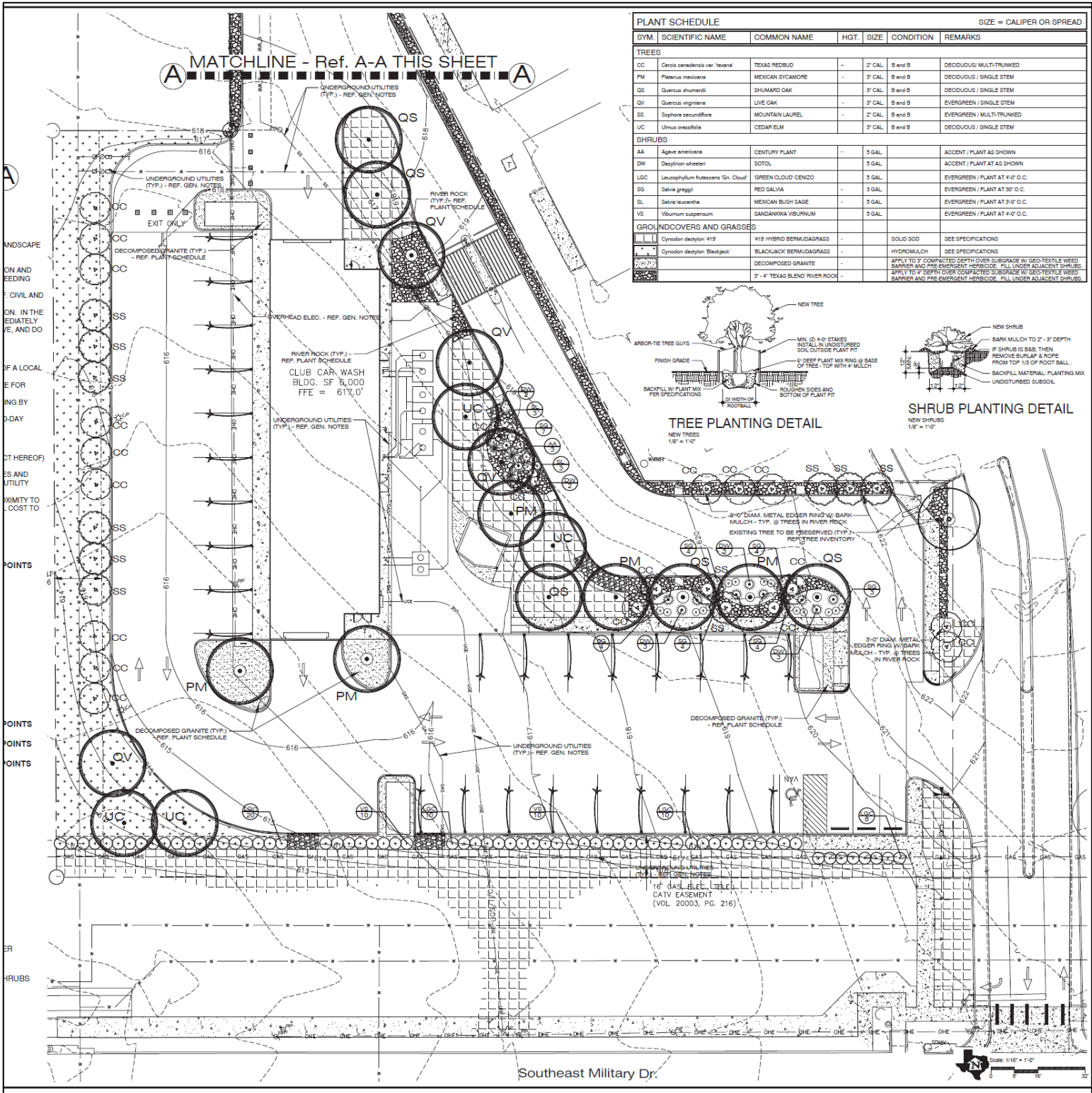
# BOA-25-10300051 Site Plan

2815 Southeast Military Drive

Zoned: "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Carwash.



**1** A request for an elimination of buffer yard requirements.





VICINITY MAP (N.T.S.)

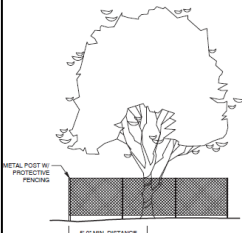
**EXISTING TREE PRESERVATION AND REMOVAL NOTES:**

UNLESS OTHERWISE SPECIFICALLY INDICATED, THIS DOCUMENT SHOWS ONLY EXISTING PROTECTED-SIZE TREES AS DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (THE "UDC") IN EFFECT ON THE DATE HEREOF. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSPECTING THE PROJECT SITE AND DETERMINING FOR HIMSELF IF OTHER EXISTING TREES, SHRUBS, OR VEGETATION ARE PRESENT WHICH MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY. BY ACT OF SUBMITTING A BID TO REMOVE THE EXISTING TREES SHOWN ON THIS PLAN, CONTRACTOR WARRANTS THAT HE (A) HAS PERSONALLY VISITED THE PROJECT SITE, (B) HAS INVESTIGATED THE EXISTING CONDITIONS SUFFICIENTLY TO DETERMINE WHAT, IF ANY, ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION MUST BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, AND (C) HAS A CLEAR UNDERSTANDING OF THE TERMS "PROTECTED TREE," "SIGNIFICANT TREE," "HERITAGE TREE," AND "FLOOD PLAIN," AND OF ANY OTHER CITY GUIDELINES, STANDARDS, AND REQUIREMENTS WHICH MAY IMPACT REMOVAL OF THE EXISTING TREES DEPICTED ON THIS PLAN.

IN THE EVENT CONTRACTOR ENCOUNTERS ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION NOT SHOWN ON THIS PLAN, BUT WHICH MUST REASONABLY BE REMOVED IN ORDER TO CONSTRUCT THE IMPROVEMENTS PROPOSED HEREBY, CONTRACTOR SHALL REMOVE THE ADDITIONAL EXISTING TREES, SHRUBS, AND VEGETATION AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO ANY APPLICABLE REQUIREMENTS, GUIDELINES, STIPULATIONS, OR APPROVALS ENFORCED BY THE CITY OF SAN ANTONIO.

**NOTES:**

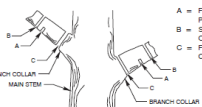
1. LANDSCAPE SUBCONTRACTOR TO PROVIDE PRUNING AND FERTILIZATION FOR ALL EXISTING TREES TO BE PRESERVED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED AND IS A CERTIFIED ARBORIST.
2. APPLY APPROVED SLOW-RELEASE FERTILIZER INJECTED INTO SOIL BEFORE CONSTRUCTION COMMENCES AND AGAIN AFTER CONSTRUCTION IS COMPLETE.
3. ALL PRUNING OF EXISTING TREES MUST COMPLY WITH THE CITY OF SAN ANTONIO APPROVED PRUNING DETAIL AND IS TO BE DONE UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
4. PROTECTIVE FENCING MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITIES MAY COMMENCE.
5. PROTECTIVE FENCING TO BE A MIN. 4' 0" HT. EXTENDING FROM TRUNK 12" PER CALIPER INCH OF TREE MEASUREMENT ON ONE SIDE ONLY. THE OPTIMUM DISTANCE IS TO INSTALL FENCE DIRECTLY IMMEDIATELY USE OF TREE AS SHOWN.
6. PROTECTIVE FENCING TO BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
7. DURING CONSTRUCTION, NO EXCESS SOIL, FILL MATERIAL, EQUIPMENT, LOGS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE FENCING. NOT SHALL ANY SOIL BE REMOVED FROM WITHIN THE FENCING.
8. APPLY COARSE GROUND OR SHREDDED ORGANIC BARK MULCH TO IF DEPTH IS ALL EXISTING TREES TO BE PRESERVED.
9. THE PROPOSED FENCE GRADE WITHIN THE ROOT PROTECTION ZONE (RPTZ) OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE (3) INCHES.



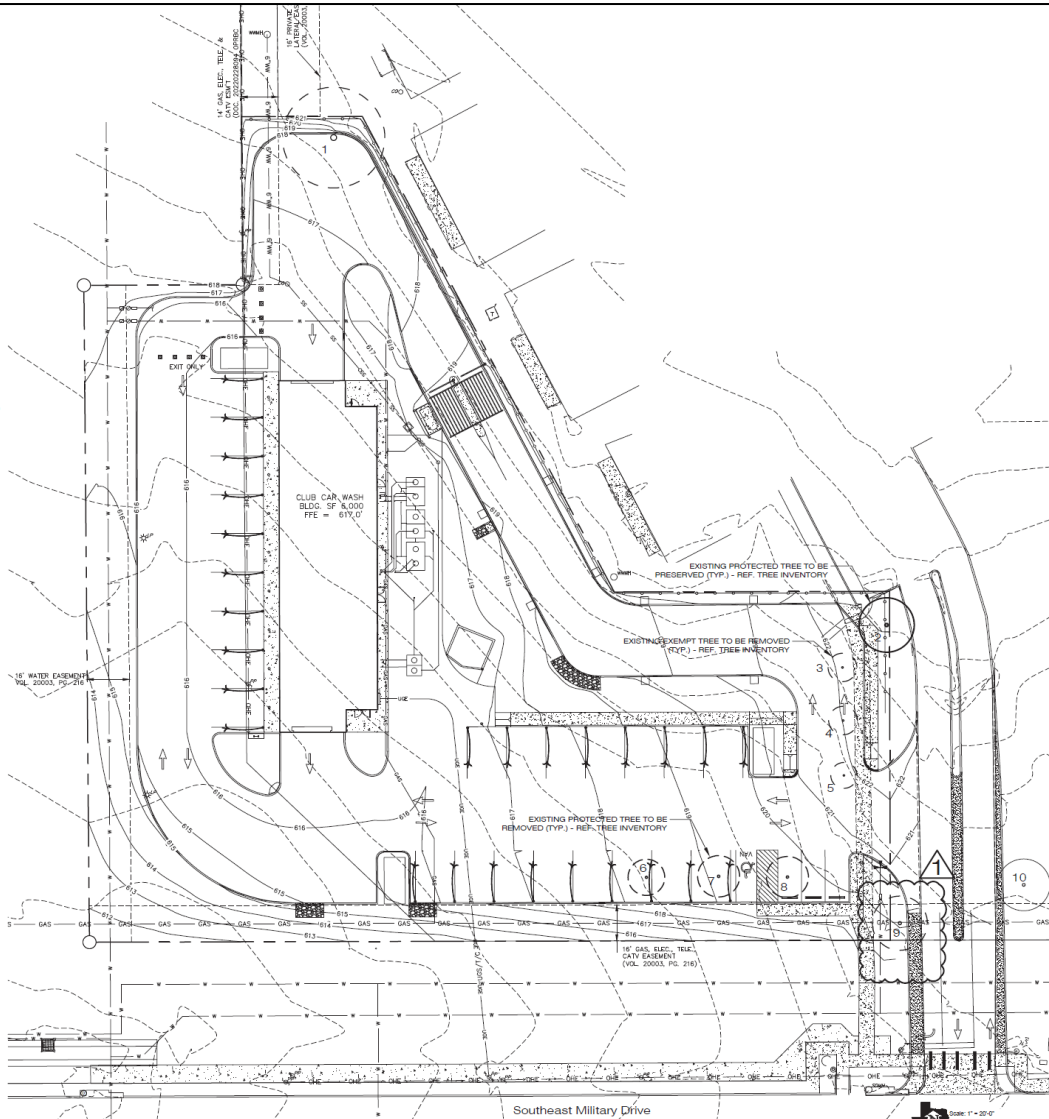
**TREE PROTECTION DETAIL**  
NOT TO SCALE

**PRUNING NOTES:**

1. ALL PRUNING IS TO BE DONE BY A LICENSED ARBORIST UNDER THE FIELD DIRECTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
2. WHERE FEASIBLE, PRUNE TREES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. PAINT ALL WOUNDS ON Q&T TREES WITHIN 30 MINUTES OF PRUNING.



**TREE PRUNING DETAIL**  
NOT TO SCALE





**BOA-25-10300051**

## Historic Views of Subject Property

2008



2024



**BOA-25-10300051**

Current View of Subject  
Property





**BOA-25-10300051**

Subject Property



**BOA-25-10300051**

Subject Property





**BOA-25-10300051**

Subject Property

Property towards the rear of subject property



**BOA-25-10300051**

Subject Property

Property left of subject property





**BOA-25-10300051**

Subject Property

Property towards the right of subject property



**BOA-25-10300051**

Surrounding Area

View Across from subject property





**BOA-25-10300051**  
Surrounding Area

East of Southeast Military Drive



West of Southeast Military Drive

