



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Loves Travel Stop South Presa St.
A/P # /PPR # /Plat #	COM-PRJ-APP23-39802642 REQ-CMRORAEVR-24-44400027
Date:	March 25, 2024
Code Issue:	Significant Trees - Floodplain below 80% preservation
Code Sections:	Section 35-523 (f) Table 523-1A (h) 100-Year Floodplain(s) and Environmentally Sensitive Areas

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)	
Owners Name:	Brad Peck		
Company:	Love's Travel Stops and Country Stores		
Address:	10601 N Pennsylvania Ave. Oklahoma City, OK	Zip Code: 73120	
Tel #:	205.475.5803	Fax#	E-Mail: Brad.Peck@loves.com
Consultant:	Mark Padilla		
Company:	MP Studio		
Address:	201 Groveton St San Antonio Texas	Zip Code:	78210
Tel #:	210.314.5582	Fax#	E-Mail: mark@mpstud.io
Signature:			

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☒ Other Floodplain below 80% preservation
- City Council District _____ Ferguson Map Grid _____ Zoning District _____
- San Antonio City Limits ☒ Yes ☐ No
- Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
- Previous/existing landfill? ☐ Yes ☒ No
- Parkland Greenbelts or open space? Floodplain? ☒ Yes ☐ No



Date March 25, 2024

Administrative Exception / Variance Request Review¹

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

Re: Loves Travel Stop South Presa St. REQ-CMRORAEVR-24-44400027
Section 35-325 (f) Table 523-1A (Min. 80% Preserved)
(h) 100-Year Floodplain(s) and Environmentally Sensitive Areas

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

Dear Development Services,

Please accept this Environmental Variance for the Loves Travel Stop South Presa St. REQ-CMRORAEVR-24-44400027 project due to Section 35-523 (f) & (h) Table 523-1A Regulatory Flood Plain falling below 80% preservation of all the trees. The existing site is zoned as C-2, approximately 0.68 acres tract within the E.S.A. and approximately 0.37 acres tract within the Floodplain compared to the overall site 10.33 acres. The project is located on the south side of San Antonio off the intersection of Southton Road and South Presa St. and consists of mostly Hackberry & Mesquite trees along with some Oak, and Condalia trees scattered throughout the site. The proposed development would result in the preservation of 84% E.S.A. and 36% Floodplain because the development entails the following:

- 1) Development of turning lanes into the site and drive aisles from Southton Road.
- 2) Paved circulation driveway and parking lot for customers and staff to allow for optimal layout for large trucks and passenger vehicles at Southton Road.
- 3) One-story truck stop building with restrooms and food/ drink options
- 4) Two areas of covered fueling stations

In the Environmentally Sensitive Area there are a total of 87" for the large significant tree category from six trees which the client is preserving five trees totaling 76" or 87% above the minimum requirement of 80%. Preserved trees will not require any tree warranties as each tree individual root protection zone (RPZ) was undisturbed. Reference summary below:

87" Total Large Significant Inches
 $87" \times 80\% = 69.6"$ (req)
 $87" - 11" \text{ (total removed)} = 76" \text{ (remaining)} \sim 84\% \text{ TP Met}$
 $69.6" - 76" = 0"$ (Mitigation Balance for E.S.A)

In the Floodplain Area there are a total of 58" for the large significant tree category from five trees which the client is preserving one tree at 21" or 36%. The result is that a total of 25 " required for tree mitigation for the Significant tree category. Reference summary below:

58" Total Large Significant Inches
 $58" \times 80\% = 46.4"$ (req)
 $58" - 37" \text{ (total removed)} = 21" \text{ (remaining)} \sim 36\% \text{ TP Met}$
 $46.4" - 21" = 25.4"$ (Mitigation Balance for Floodplain)

The site has no existing heritage trees within the 100-Yr Floodplain. There are 3 heritage Oak trees within the ESA that will be preserved requiring no mitigation. The total sum mitigation for floodplain area totals 25.4 inches.

Tree Mitigation	Count	Caliper	Total
MONTERRY OAK- PARKING	9	1.5	13.5
MONTERRY OAK	20	3	60
RED OAK-PARKING	11	1.5	16.5
RED OAK-BUFFER	10	1.5	15
RED OAK	12	3	36
BURR OAK PARKING	11	1.5	16.5
BURR OAK-BUFFER	6	1.5	9
BURR OAK	16	3	48
MEXICAN SYAMORE-PARKING	14	1.5	21
MEXICAN SYAMORE-BUFFER	7	1.5	10.5
MEXICAN SYAMORE	11	3	33
TOTAL TREE MITIGATION	127		279

The client is proposing (29) twenty-nine Monterey Oak, (33) thirty-three Burr Oak, (33) thirty-three Red Oak, and (32) thirty-two Mexican Sycamore at 3" caliper each. Also there will be (10) ten Eastern Redbud and (15) fifteen Texas Mountain Laurel each at 1.5" caliper. By providing 279" towards tree mitigation after crediting landscape against the required 278" going above & beyond the minimum required mitigation; thus the owner has proposed a solution that meets the requirements by the UDC

SITE CANOPY =	450,123	x 25% =	112,531	
Site Canopy Coverage	Count	Square Feet		Total
EXISTING TREES				
Live Oak	4	875		3,500
Hackberry	4	875		3,500
Mesquite	1	550		550
Texas Persimmon	1	275		275
Condalia/DALIA	1	275		275
Gum Bumelia	3	275		825
PROPOSED TREES				
Monterey oak	29	788		22,838
Burr Oak	33	1080		35,640
Red Oak	33	1080		35,640
Mexican Sycamore	32	1,080		34,560
TOTAL Site Sq Ft.	127			137,603

The site is zoned as C-2 and would require a minimum 25% of the total site be covered by tree canopy. The total site area excluding the floodplain area equaled 450,123 sq.ft. X 25% = 112,531 sq.ft. required. The table to the left summarizes how the trees shown on landscape plans satisfy this requirement. The owner exceeded the tree canopy requirement by providing an additional 25,072 sq.ft. of canopy.

In our professional opinion, this summary of all proposed landscape development satisfies the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.



Signature and Title Block of Applicant

Signature of Owner (if applicable)

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: _____			

