



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

### VARIANCE REQUEST ANALYSIS

<b>Project:</b>	Ohana Homes Assisted Living
<b>Address:</b>	527 E. Huisache, San Antonio, Tx 78212
<b>A/P #/PPR #/Plat#:</b>	N/A
<b>AEVR #:</b>	N/A
<b>AEVR Submittal Date:</b>	4/12/18
<b>AEVR Submitted by:</b>	Donald Oroian, P.E., Owner's Agent
<b>Issue:</b>	Substandard Existing Streets
<b>Code Sections:</b>	Unified Development Code (UDC), Section 35-506(d)(9).
<b>By:</b>	Kevin Collins, P.E., Development Services Engineer

The Development Services Department (DSD) has reviewed the information presented in Mr. Oroian's letter dated April 09, 2018. Refer to the applicant's letter for more information about this request.

The Unified Development Code (UDC) – Article V, Section 35-506(d)(9)(B), requirements for Substandard Existing Streets. “Sidewalks, Curbs and Pavement Construction. For purposes of this section, pavement cross-section includes the following: width of ROW, sidewalks, curbs, bicycle facilities, and the pavement structural section. 1. Where platted property or property meeting a plat exception under subsection 35-430(c) is adjacent or contiguous to an existing publicly maintained street and the pavement cross-section of the existing street is less than the minimum required by this chapter for the development accessing the existing street, no permit for the property shall be issued or any utility connected until the pavement cross-section has been improved to the minimum pavement cross-section required by this chapter. If the property does not access the street and the minimum street cross-section is only lacking sidewalk, refer to subsection 35-506(q) to determine if sidewalk is required.”

Currently, the applicant does not wish to improve the existing alley. DSD staff does not agree with the applicant's analysis and requests the existing alley to be improved for the following reasons:

1. Property will be used for commercial use (assisted living).
2. Alley will be the primary exit for the property.
3. Property is located midblock thus the commercial traffic associated with the development will effect multiple property owners as additional traffic would be exiting the developed property along the unimproved alley behind the residential lots.

4. Prior development at the intersection of E. Huisache and Stadium Dr. was required to improve the alley along their frontage.

DSD staff does not agree with the applicant's analysis and is of the opinion that approval would constitute a waiver of the code. The AEVR does not meet the intent of the UDC; therefore staff recommends **Denial** of the AEVR.

RECOMMENDATION: Administrative Exception Denial



Kevin Collins, P.E.  
DSD Engineer  
DSD – Land Development Engineering



Date

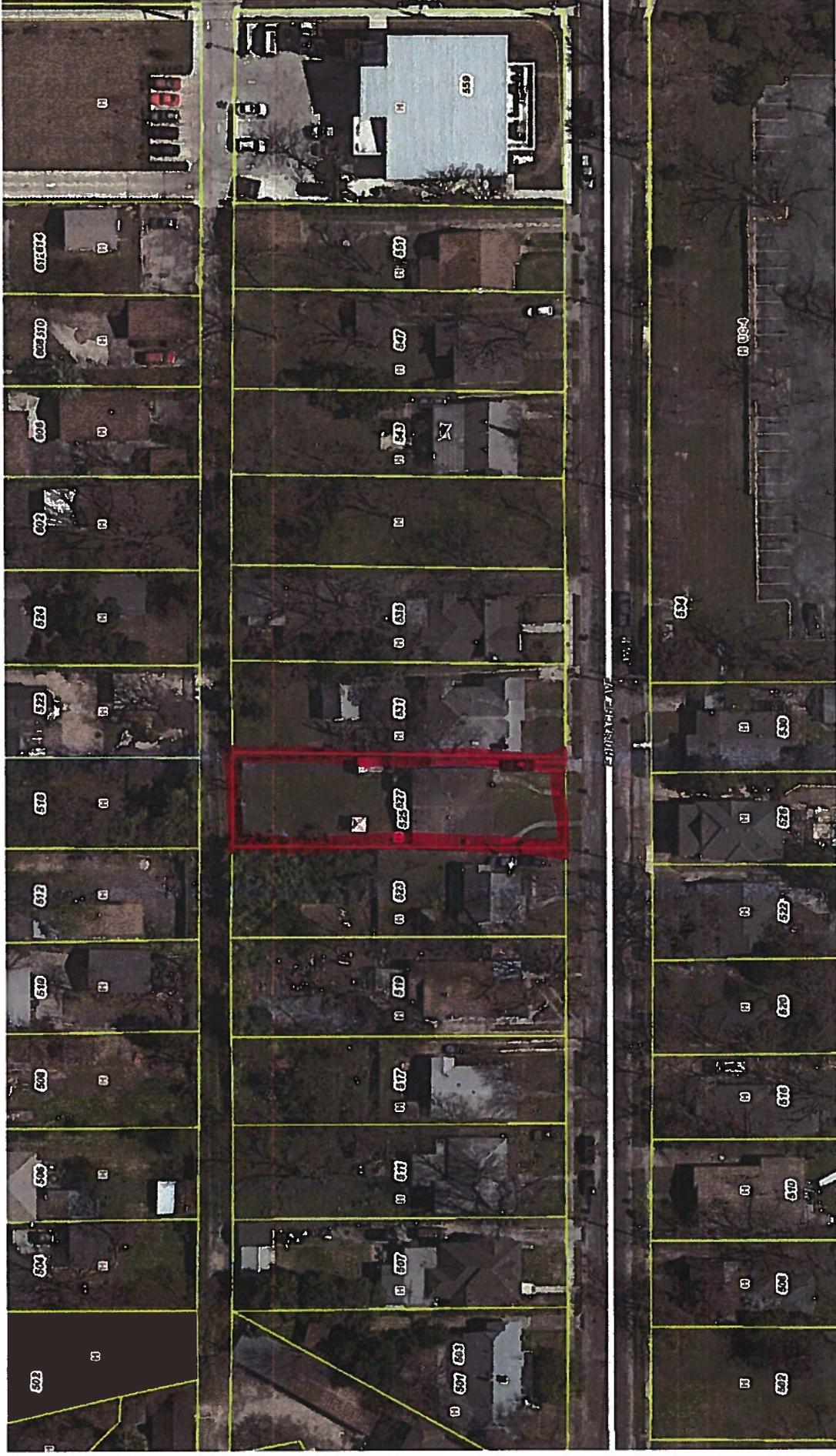
I have reviewed the AEVR Analysis and concur with the recommendation.



Melissa Ramirez  
Assistant Director



Date



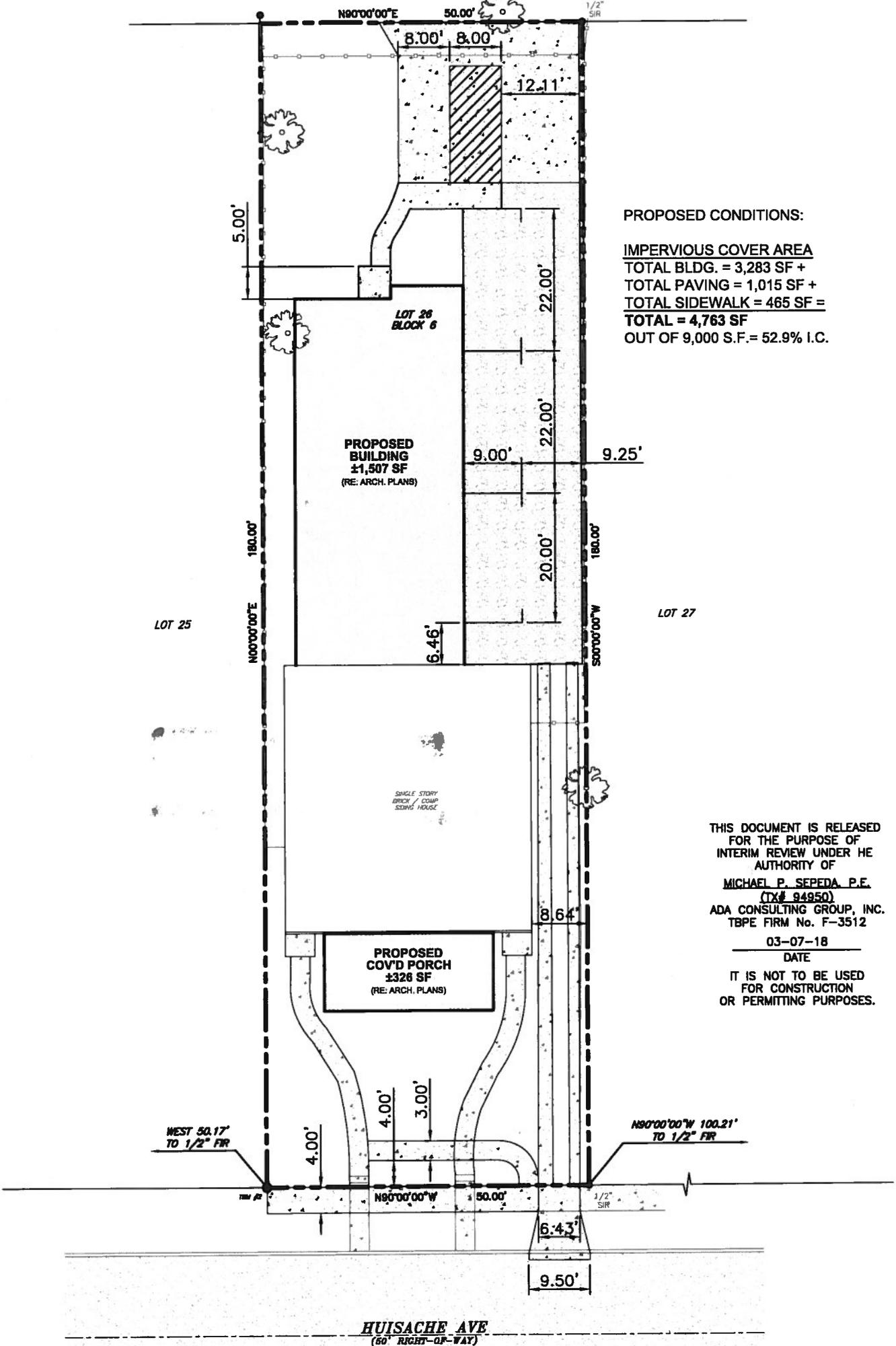
# Aerial Map

## 527 E. Huisache; SATX 78212

Printed: Oct 26, 2017

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**19' ALLEY**



**PROPOSED CONDITIONS:**

**IMPERVIOUS COVER AREA**  
 TOTAL BLDG. = 3,283 SF +  
 TOTAL PAVING = 1,015 SF +  
 TOTAL SIDEWALK = 465 SF =  
**TOTAL = 4,763 SF**  
 OUT OF 9,000 S.F. = 52.9% I.C.

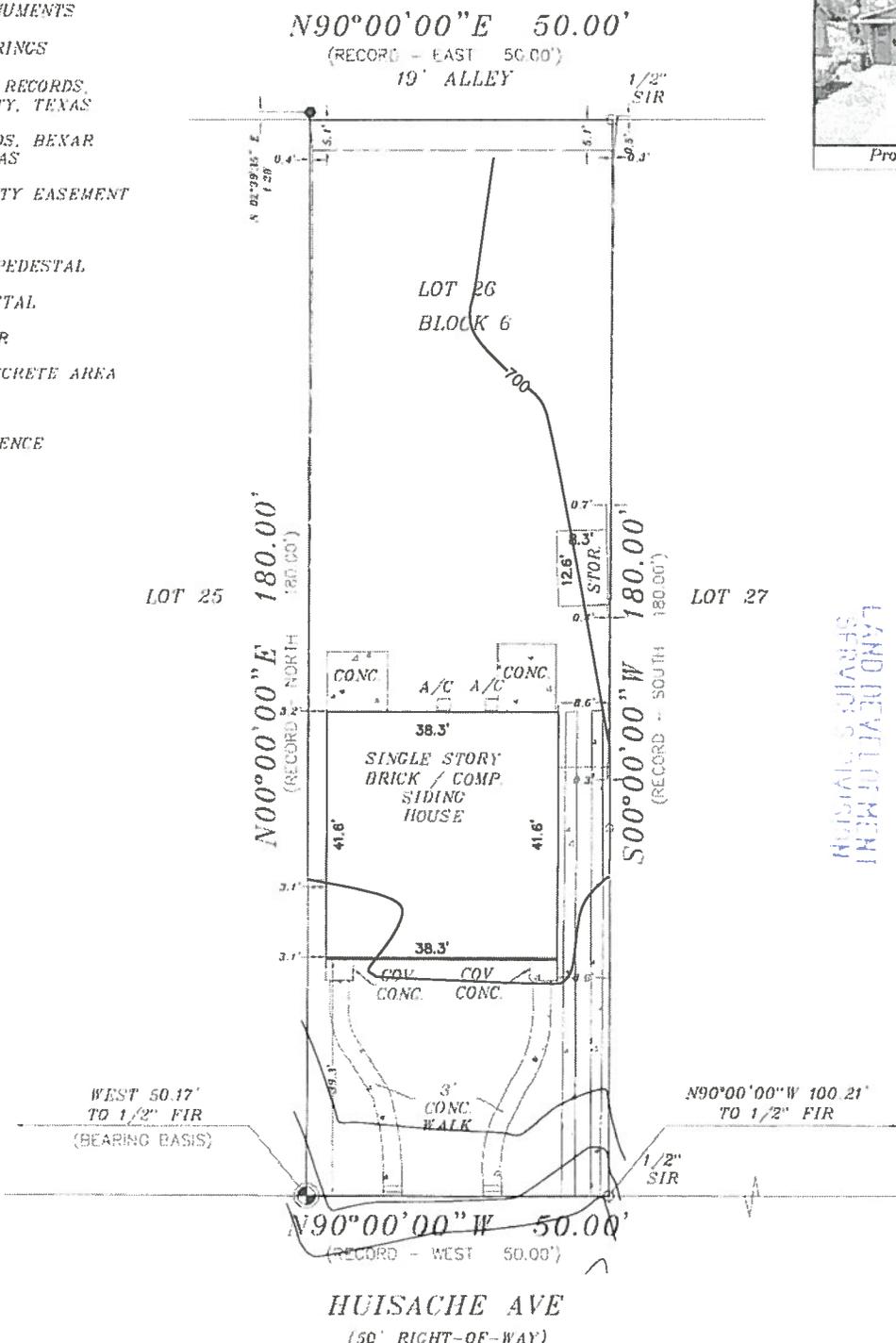
THIS DOCUMENT IS RELEASED  
 FOR THE PURPOSE OF  
 INTERIM REVIEW UNDER THE  
 AUTHORITY OF  
**MICHAEL P. SEPEDA, P.E.**  
 (TX# 94850)  
 ADA CONSULTING GROUP, INC.  
 TBPE FIRM No. F-3512  
 03-07-18  
 DATE  
 IT IS NOT TO BE USED  
 FOR CONSTRUCTION  
 OR PERMITTING PURPOSES.

**HUISACHE AVE**  
 (60' RIGHT-OF-WAY)

FLOOD ZONE INTERPRETATION IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No 48029 C, Panel No. 0405 G, which is Dated September 26, 2008. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - ⊙ CONTROL MONUMENTS
  - ( ) RECORD BEARINGS
  - M.P.R.B.C.T. MAP / PLAT RECORDS, BEXAR COUNTY, TEXAS
  - D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - T-PED TELEPHONE PEDESTAL
  - C-PED CABLE PEDESTAL
  - WM WATER METER
  - COVERED CONCRETE AREA
  - WOOD FENCE
  - CHAINLINK FENCE
  - WIRE FENCE
  - POWER POLE
  - CUY WIRE



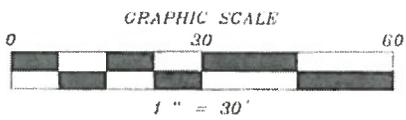
RECEIVED  
 18 APR 23 AM 9:53  
 LAND DEVELOPMENT  
 SERVICES DIVISION

PROPOSED BROWDER: GRANT GARBO  
 PROPERTY ADDRESS: 527 E HUISACHE AVE.  
 SAN ANTONIO, TEXAS 78212

**LEGAL DESCRIPTION:**  
 LOT 26, BLOCK 6, OF LAUREL HEIGHTS, A SUBDIVISION IN BEXAR COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE(S) 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- Surveyor Notes:**
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
  2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
  3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY
  4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: PLAT RECORDED IN VOLUME 105, PAGE(S) 170, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 29th day of August, 2017.



Drawn By: TYT Job No:  
 Survey Date: 08/29/2017  
 Phone: (210) 375-4128 Fax: (210) 375-5130  
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 San Antonio, Texas 78228  
 TEXAS LICENSED SURVEYING  
 FIRM No. 10193864  
[www.elizondoassociates.com](http://www.elizondoassociates.com)

*Enrique C. Elizondo*  
 Enrique C. Elizondo  
 Registered Professional Land Surveyor  
 Texas Registration No. 6386

