Board of Adjustment

Notification Plan for

Case No A-19-10300059

N W E S

San Antonio City Limits

Subject Property

200' Notification Boundary

Council District: 1

1:1,300

"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
City of San Antonio

Site Plan – Option 12

1/16" = 1'-0"

XA-11 - Site Plan - Architectural Presentation - Site Option 12

Scale As Indicated (Sheet Size: 11x17)

syncro architecture studio
David Bogle, R.A. AIA
727 west french place
san antonio, tx 78212

0 4 12 20 40FT

Residence on Huisache

Ohana Homes LLC
525 East Huisache St
San Antonio, TX
Progress
2019_APR_19

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Ohana Homes - Assisted Living
A/P # /PPR # /Plat #	None (AP# to be applied for)
Date:	August 29, 2018
Code Issue:	Minimum Off-Street Parking
Code Sections:	UDC 35-526(b)

Submitted By:	☒ Owner	☐ Owners Agent * (Requires notarized Letter of Agent)		
Owners Name:	Grant Garbo, Its Managing Member			
Company:	Ohana Homes Assisted Living LLC			
Address:	512 W. Gramercy Place	San Antonio, TX	**Zip Code:**	78212
Tel #: (267) 525-6976	**Fax#**	**E-Mail:**		
Consultant:	Donald Oroian, PE			
Company:	ADA Consulting Group, Inc.			
Address:	221 W. Rhapsody, Ste 102	San Antonio, TX	**Zip Code:**	78216
Tel #: (210) 340-5670	**Fax#** (210) 340-5728	**E-Mail:** donald@adacg.com		
Signature:	By: Grant Garbo, Managing Member - Ohana Homes Assisted Living LLC			

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☐ Other _____
2. City Council District 1 Ferguson Map Grid 582 F8 Zoning District MF-33 H
3. San Antonio City Limits ☒ Yes ☐ No
4. Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
5. Previous/existing landfill? ☐ Yes ☒ No
6. Parkland Greenbelts or open space? Floodplain? ☐ Yes ☒ No

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ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
TBPE REGISTERED ENGINEERING FIRM NO. F-3512

August 29, 2018

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

RE: Ohana Homes Assisted Living
Lot 26, Block 6, NCB 3090
Laurel Heights Subdivision
(Vol. 105, Pg. 170, D.P.R.)
527 E. Huisache St.
San Antonio, TX 78212

SUB: **UDC 35-526(b) – Minimum Parking**
ADMINISTRATIVE EXCEPTION (AEVR)

To Whom It May Concern:

Proposed project is the renovation of an existing residential duplex to include a rear addition to provide a 10 bed assisted living facility. The layout of this historic designated site depends on the use of the existing platted 19 ft alley right-of-way for thru vehicular access to the proposed four onsite parking spaces, specifically the required The UDC Table 526-3a requires 0.3 spaces per resident + 1 space per employee resulting in a required 5 parking spaces.

While the UDC does call for the improvement of this existing alley, we feel the improving the pavement cross-section of this alley should not be imposed due to the following:

1. Enabling the use of this existing rear alley for this development is in line with the City Master Plan Urban Design, Policy 4c: *Encourage the design and use of rear alleys in residential neighborhoods to reduce "points of conflict" between automobile and pedestrian traffic.*

2. As a long-term care assisted living facility, we have an additional State requirement to provide a passenger loading zone for vehicular drop-off that without incorporating the rear alley cannot be done in a safe and compliant manner. Many of the lot/block configurations of CRAG area properties hinder development to some current codes and requirements as they were laid out lots/blocks that well predate those requirements. This project will have up to 10 maximum residents none of whom drive and up to 2 staff employees at any given time so the provision of 4 parking spaces is a functional and reasonable about as it allows for staff parking and 2 spaces for resident visitors.

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FURTHERMORE:

- ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property***

  This lot, like many lots within the CRAG area, is small with rear alley access. The incorporation of the rear alley for vehicular access is imperative to meeting the access requirements, such as the required passenger loading zone per Texas Accessibility Standards (TAS) Section 209.3 for licensed long-term care facilities where the period of stay exceeds 24 hours. Due to the 50 ft lot width the only way to provide such a passenger loading zone for vehicular drop off is to incorporate the rear alley and Huisache Street for thru vehicular traffic. Further, conceptual review stipulations by the Historic Review and Design Commission (HDRC) calls for a reduced curb cut and reduction in rear hardscaping which is accomplished by incorporating 4 parking spaces.

- ***The hardship relates to the applicant's land, rather than personal circumstances***

  Applicant's land is located on a platted antiquated lot created in 1907 that designed and provided for a rear alley for use in access to the various lots of the subdivision.

- ***The hardship is unique, or nearly so, rather than one shared by many surrounding properties***

  The hardship is unique because unlike the surrounding properties that use rear alley access, this particular assisted living development requires a passenger loading zone per the Texas Accessibility Standards (TAS) which completely relies on the use of this rear alley for thru vehicular traffic.

- ***The hardship is not the result of the applicant's own actions.***

  The hardship is not the result of the applicants actions as this property is zoned MF-33 and allows for the proposed use of an assisted living development and the lot/block layout incorporating rear alley access was created by plat in 1907 well before the requirements of the UDC.

- ***The granting of the exception/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.***

  Surrounding property is already developed and subdivided. By granting this request, the site will have a substantial amount of additional landscaping and reduction in the curb cut width along the rear alley, both being stipulations of the HDRC Conceptual Approval. Further, as the proposed use is for long-term care assisted living, the residents do not drive and there will be only one to two full time staff present. This means the provision of 4 parking spaces will adequately serve the max two employees and provide 2 spaces for resident visitor parking.

CONCLUSION:

In our opinion, the proposed administrative exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Grant Garbo
c/o Ohana Homes Assisted Living LLC
Applicant / Owner

Donald Oroian, P.E.
c/o ADA Consulting Group, Inc.
Owner Consultant

Attachments: Proposed Site Plan

For Office Use Only: AEVR#: ~~Preliminary~~ Date Received: 9/4/18

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☑ DENIED

Signature: [signature] Date: 9/21/18

Printed Name: Kevin Collins, P.E. Title: DSD Engineer

Comments: Recommend that the applicant provide pervious pavement for the 5th required parking space and request approval through HDRC.

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BOA-19-10300059
Subject Property – 527 East Huisache Avenue

Subject Property

Neighboring Properties

Neighboring Properties

Neighboring Properties

Neighboring Properties

Neighboring Properties