



CITY OF SAN ANTONIO

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	B. Perez Subdivision
Address:	
A/P #/PPR #/Plat#:	Plat# 130592
AEVR #:	
AEVR Submittal Date:	07/2/2015
AEVR Submitted by:	Salah E. Diab, P.E. w/Seda Consulting Engineers
Issue:	Lot Frontage
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Jesse T. Muñiz, P.E.

The Development Services Department (DSD) – Engineering received and reviewed a letter submitted on July 2, 2015 from the engineer, Salah E. Diab, P.E., representing the owner of the property. The proposed development consists of one single family lot on 0.172 acres. The proposed development is located in the vicinity of Rockwell Boulevard and Edris Street in District 4 within the City of San Antonio City Limits.


The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted irrevocable ingress/egress easement is utilized for frontage, the private street provisions of Section 35-506 for street name and design standards shall be met. Currently, the applicant wishes to modify the traditional access to the property by utilizing a perpetual ingress/egress easement. DSD staff agrees with the applicants' analysis for the following reason:

1. The applicant has a recorded free, uninterrupted, and perpetual use of an easement per the Cash Warranty Deed.
2. The applicant is willing to show an irrevocable ingress/egress easement in place of the perpetual easement but has been unable to locate the owner of the property for signature of the plat.

The DSD staff believes the proposed variance **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF VARIANCE:

Agree



Pablo G. Martinez, P.E.
DSD Engineer
Development Services Department



Date

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



John P. Jacks
Assistant Director
Development Services Department