



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	B. Perez Subdivision
A/P # /PPR # /Plat #	Plat No. 130592
Date:	June 8th, 2015
Code Issue:	Irrevocable Ingress/Egress Easement
Code Sections:	UDC 35-515(c)(4)

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name: Beatriz L. Perez		
Company:		
Address: 826 Gillette Blvd., San Antonio, Texas		Zip Code: 78224
Tel #: (210) 999-1818	Fax#	E-Mail:
Consultant: Salah E. Diab, P.E.		
Company: SEDA Consulting Engineers, Inc.		
Address: 6735 IH-10 West, Suite 101, San Antonio, Texas		Zip Code: 78201
Tel #: (210) 308-0057	Fax#	E-Mail: sed-seda@satx.rr.com
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☒ Other Variance Request

2. City Council District 4 Ferguson Map Grid 682-A3 Zoning District R4
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



TBPE FIRM REGISTRATION NO., F-1601

Seda Consulting Engineers, Inc.
San Antonio, TX 78201
6735 I.H. 10 WEST

Phone: (210) 308-0057
FAX: (210) 308-8842
E-Mail: seda@satx.rr.com

June 8, 2015

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

Attn.: Mr. Pablo Martinez, P.E..

Re: **B. Perez Subdivision**
Plat No. 20130592
UDC Section 35-515(c)(4) – Irrevocable Ingress/Egress Easement

Administrative Exception

Dear Mr. Martinez;

An Administrative Exception is being requested by the "Beatriz L. Perez" (Applicant), to allow for the "Perpetual" (Irrevocable) Ingress/Egress Easement associated with the above referenced plat. The project is a 50'X150' lot, located approximately 150' to the east of Rockwell Blvd.

The UDC Section 35-515(c)(4)- Lot 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.

Ms. Perez will utilize the "Perpetual" (Irrevocable) Ingress/Egress Easement with a frontage off Rockwell Blvd. Since the applicant will not be obtaining an address for the irrevocable ingress/egress easement, the city will not be responsible for the maintenance of the easement.

The Administrative Exception will not be contrary to the spirit and intent of the UDC and specific regulations. The applicant has taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare.

Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception is granted.

As per UDC


- If the applicant complies strictly with the provisions of these regulations, she can make no reasonable use of the property;
 - The hardship relates to the land, rather than personal circumstances;
 - The hardship is unique, or nearly so, rather than one shared by many surrounding properties;
 - The hardship is not the result of the applicant's own actions;
 - 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.
-
- In our professional 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.

We appreciate your time and consideration of this matter. Should there be any question and or should additional information be required, please do not hesitate to call on us.

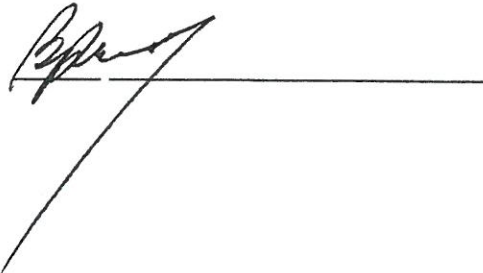
Sincerely;

Seda Consulting Engineers, Inc.

Beatriz L. Perez



Salah E. Diab, PhD., P.E.



Attachment(s)

For Office Use Only:	AEVR #:	Date Received:
		<u>6-10-15</u>
DSD – Director Official Action:		
APPROVED	<u>APPROVED W/ COMMENTS</u>	DENIED
Signature:	<u>Jesse T. Muñoz</u>	Date: <u>6-11-15</u>
Printed Name:	<u>Jesse T. Muñoz</u>	Title: <u>Engineer</u>
Comments:	<u>Must meet fire access pavement requirement.</u> <u>COSA will not be responsible for the</u> <u>maintenance of the access easement.</u>	