

November 1, 2016

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



Re: MTD Bartholomew Subdivision
UDC Sec. 35-506(r)(2)(C)

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

Dear COSA DSD:

The following administrative exception variance request (AEVR) is submitted on behalf of McMillin Texas Development, LLC, developer of MTD Bartholomew Subdivision located on Jones Maltzberger Rd., 0.30 miles southwest of the intersection of Jones Maltzberger Rd. and Redland Rd. in San Antonio, Texas (the "Property"). The proposed subdivision will consist of 32 single family residential lots. The purpose of this AEVR is to request an exception to Unified Development Code Section 35-506(r)(2)(C).

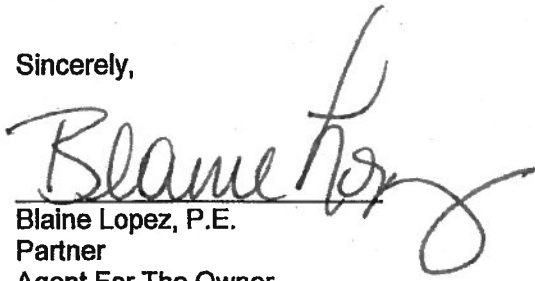
Per UDC Section 35-506(r)(2)(C) residential lots shall be located a minimum of forty (40) feet from an arterial right-of-way. This requirement is to prevent driveway access into a residential lot from creating a potential disruption of traffic on the arterial due to a vehicle entering or exiting the driveway. Per the Unified Development Code, secondary arterials are required to have a minimum right-of way width of 86 feet. A typical secondary arterial with an 86 foot right-of-way, 48 foot pavement width and a 16 foot wide median would have a parkway width of 11 feet. This would place the closest driveway serving a residential lot 51 feet from the closest travel lane. The parkway is 26.62 feet wide, more than twice the typical width of the parkway. Application of UDC Section 35-506(r)(2)(C) would result in the loss of 2 proposed lots.

KFW Engineers has proposed a 1' Vehicular Non-Access Easement in the lots adjacent to the Jones Maltzberger Rd. right-of-way. This easement will require driveways to be placed a minimum of fifty (55) feet from the closest travel lane of Jones Maltzberger Rd. The proposed easement will provide a greater distance to the closest travel lane than the requirements of the Unified Development Code providing additional safety for vehicles traveling on the secondary arterial and entering the "Property".

The proposed subdivision will have a total 32 residential lots. Based on the traffic impact analysis there will be 32.32 peak hour trips. This is a relatively small number of trips entering the subdivision and exiting to Jones Maltzberger Rd. Of these trips, only 2.02 peak hour trips would be associated with the two lots that are affected by UDC Section 35-506(r)(2)(C). This small number of peak hour trips entering or exiting the driveways for these two lots, further reduces the potential of traffic queuing on Jones Maltzberger Rd.

In conclusion, granting this AEVR and permitting the use of a 1' Vehicular Non-Access Easement will provide the necessary stacking distance to allow a vehicle to enter or exit the travel lanes of Jones Maltsberger Rd. without disrupting traffic. In addition a minimal number of peak hour trips would be made into and out of the driveways of the lots affected by UDC Section 35-506(r)(2)(C). This easement will provide the safety required and meet the intent of UDC Section 35-506(r)(2)(C). Thank you for your time and consideration on this foregoing request.

Sincerely,



Blaine Lopez, P.E.
Partner
Agent For The Owner

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|---|---|---------|---------------------------------|----------------|-------|
| For Office Use Only: | | AEVR #: | _____ | Date Received: | _____ |
| <u>DSD - Director Official Action:</u> | | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> APPROVED W/ COMMENTS | | <input type="checkbox"/> DENIED | | |
| Signature: | _____ | | Date: _____ | | |
| Printed Name: | _____ | | Title: | _____ | |
| Comments: | _____ _____ _____ | | | | |



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: MTD Bartholomew Subdivision

Address:

A/P #/PPR #/Plat#: Plat# 160402

AEVR #:

AEVR Submittal Date: 8/25/16

AEVR Submitted by: Blaine Lopez, P.E.

Issue: Access and Driveways

Code Sections: 2007 Unified Development Code (UDC), Section 35-506 (r)2(C)

By: Jesse T. Muñiz, P.E.

The Development Services Department (DSD) Staff has reviewed the information presented in Mr. Lopez's letter dated August 24, 2016.

Response to Section 35-506 (r) 2 (C) Access and Driveways - Variance: The proposed development consists of 32 single family residential lots. The proposed site is located along Jones Maltsberger Road., 0.30 miles southwest of the intersection of Jones Maltsberger Road and Redland Road. The site is located in District 10 within the City of San Antonio City Limits.

- (5) Access and Driveways. Collector sections are required for a minimum of forty (40) feet off of an arterial to prevent construction of residential driveways closer than forty (40) feet from the arterial's end of property line return, or if a local type B section is designed, a residential lot shall not side the arterial for a minimum of forty (40) feet.

The minimum width for a secondary arterial ROW is 86'. At the location of the proposed road (Glen Hollow), the width of the ROW is 98'. This provides an additional 12' of lane length to accept traffic into the subdivision. If the ROW width was 86' then the distance from the travel lane to the 40' offset of the ROW would be 53'. In order to meet this distance, KFW Engineers has extended the 1' vehicular non-access easement beyond the 40' offset from the extended 86' ROW line.

DSD staff believes the proposed variance does meet the intent of the UDC and is therefore supported. This approval is based on the agreement that the applicant is required to place a 1' vnae for 40 feet from the required 86' ROW instead of the property line.




CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

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|----------------------|-----------------------------|
| Project Name: | MTD Bartholomew Subdivision |
| A/P # /PPR # /Plat # | 160402 |
| Date: | August 25, 2016 |
| Code Issue: | Ordinance 2015-12-17-1077 |
| Code Sections: | 35-508(r)(2)(C) |

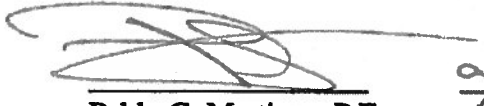
| | | |
|---|---|--|
| Submitted By: | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent) |
| Owners Name: Drake Thompson | | |
| Company: McMillin Texas Development, LLC | | |
| Address: 21232 Gathering Oaks, Suite 103, San Antonio, TX | | Zip Code: 78260 |
| Tel #: 210-490-1798 Fax# 210-253-3167 E-Mail: dthompson@mcmillintx.com | | |
| Consultant: Blaine Lopez, P.E. | | |
| Company: KFW Engineers & Surveying | | |
| Address: 3421 Passano Pkwy, Suite 200, San Antonio, TX | | Zip Code: 78231 |
| Tel #: 210-979-8444 Fax# E-Mail: blopez@kfwengineers.com | | |
| Signature:  | | |

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☒ Other Residential Lot closer than 40' from Arterial ROW, exception to UDC 35-508(r)(2)(C), 1' vehicular non access easmt.
- City Council District ¹⁰ Ferguson Map Grid ^{517 F5} Zoning District ^{R6ERZD}
- 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

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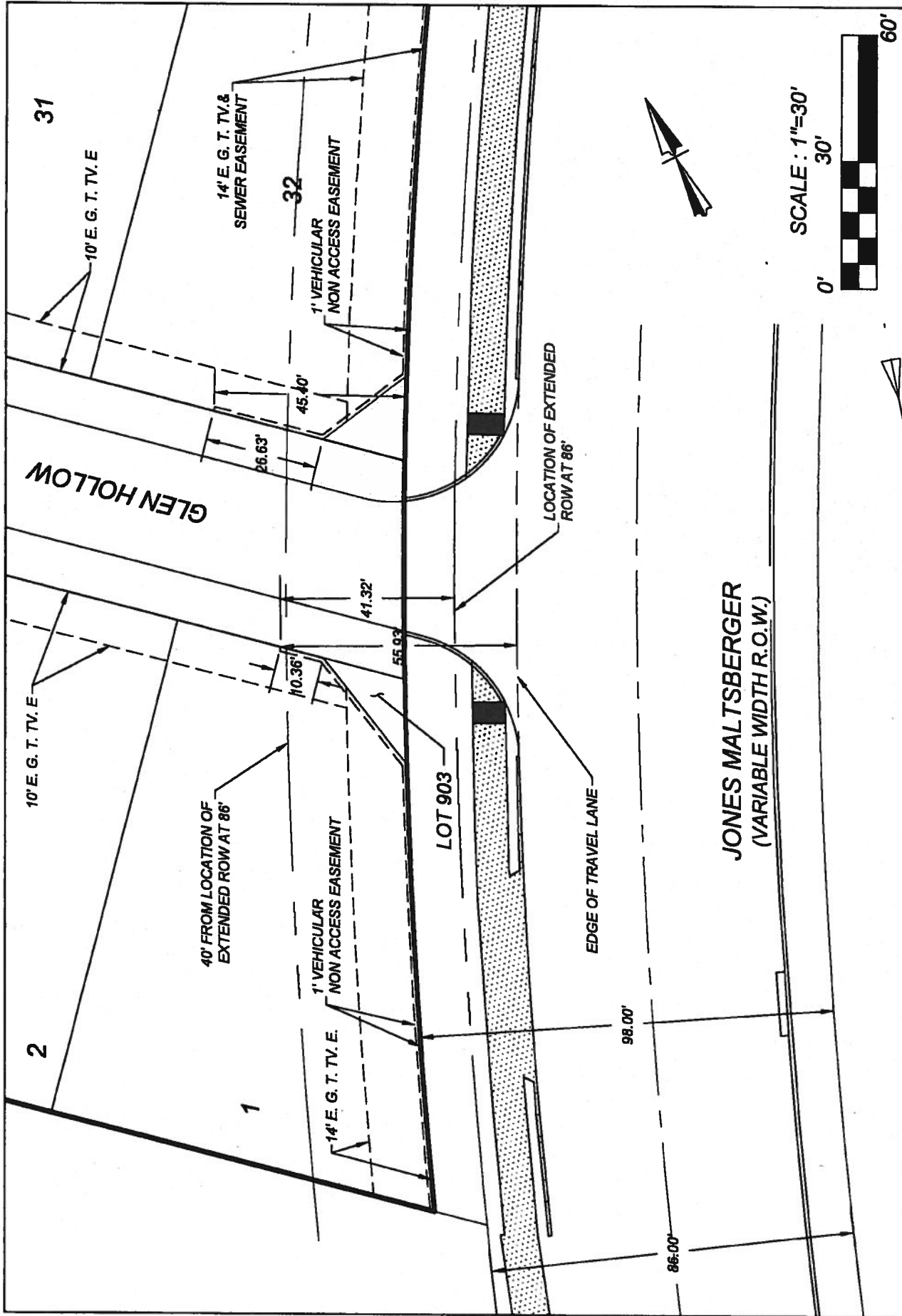
RECOMMEND APPROVAL OF VARIANCE:


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

9/21/16
Date

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


Melissa Ramirez
Interim Assistant Director
Development Services Department



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|--|---|-----------------------------------|---------------------------------------|-------------|
| | MTD BARTHOLOMEW SUBDIVISION 1' VEHICULAR NON ACCESS EASEMENT EXHIBIT | | ISSUE DATE: _____ REVISIONS: _____ | SHEET: TEXT |
| | JOB NO. _____ DATE _____ DRAWN: _____ | DESIGNER: _____ CHECKED: _____ | | |