



CITY OF SAN ANTONIO

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project: Melissa Ann

Address:

A/P #/PPR #/Plat#: Plat# 160445

AEVR #:

AEVR Submittal Date: 11/13/2017

AEVR Submitted by: Justin M. Lieck, P.E. w/MODECCO, LLC

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 November 9, 2017 from the engineer, Justin M. Lieck, P.E., representing the owner of the property. The proposed development consists of one single family lot on 1.00 acre. The proposed development is located at 6301 Melissa Ann, in District 8 within the City of San Antonio City Limits.

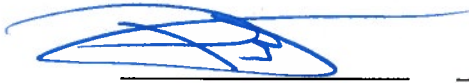
The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street or platted irrevocable ingress/egress easement and shall have a minimum frontage width as indicated in section 35-310. Where a platted 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 an ingress/egress easement. DSD staff agrees with the applicants' analysis for the following reason:

1. All documentation reflects that the property owner has a recorded ingress/egress easement.

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

11/27/17
Date

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



Melissa Ramirez

Assistant Director

Development Services Department