



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

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July 22, 2019

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: Santa Monica Hotel
A/P# P2446680 / ADDR-COD-19-10600092
Driveway Location
Administrative Exception to UDC 35-506 (7) (B) (1)

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

Attn: Mr. Kevin Collins P.E.
Senior Engineer
Development Services Department

Dear Mr. Collins,

MBC Engineers, Inc. has prepared civil construction documents for a commercial development at 108 N Medina and is requesting consideration for a permitting variance to 35-506 (7) (B) (1). The property fronts on N Medina and is adjacent to W Commerce.

In regards to the driveway location, the Development Services Department is requesting the driveway location be no less than 125' from the corner of the intersecting roadways. This AEVR is being submitted to remove this requirement in order to access the site. The city currently has meter parking spaces along N Medina in front of the site with the meter location being less than 60' from the intersecting roadway. The existing building corner is located 30' from the intersecting roadway and requires the access driveway to be placed +/-9' from the intersection. N Medina is a two-lane roadway with 40' of pavement.

As per UDC 35-506 (7) (B) (1): *"Spacing and Location on Major Thoroughfares. This subsection applies to driveway approach spacing and location along or adjacent to major thoroughfares.*

B. Along either side of any corner commercial or industrial property a driveway approach when allowed shall be located so as to maintain a minimum distance from the corner of the intersecting roadways. The minimum distance from the corner to the intersecting roadway is referred to as corner clearance. Corner clearance is measured along the property line from the property line return or flare. Corner clearance shall be established on a plat by providing a one-foot vehicular non-access easement. The easement shall extend a minimum of:

- 1. One hundred twenty-five (125) feet*

The purpose of this variance request is for the driveway corner clearance to be reduced to allow for a driveway for development where a driveway may not otherwise be allowed.

The AEVR, as outlined, should be approved since access to site is established per UDC guidelines and it will have no adverse impact to the access of surrounding properties.

As required by the UDC for Variances UDC section 35-483(e)

- If the applicant complies strictly with the provisions of these regulations, the developer can make no reasonable use of the property; and
- The hardship relates to the applicant's land, rather than personal circumstances; and
- The hardship is not the result of the applicants own actions; and
- The granting of the exception 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.
- Conclusion: In my 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.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
Texas Registered Engineering Firm F-784


Richard W. Hendrix, P.E.
Project Manager

Attachments: Site plan as submitted for building permit #P2446680

<u>For Office Use Only:</u>		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:	_____ _____ _____		