



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

VARIANCE REQUEST ANALYSIS

Project:	Santa Monica Hotel
Address:	108 N. Medina, San Antonio, TX
A/P #/PPR #/Plat#:	AP# P2446680
AEVR #:	9620
AEVR Submittal Date:	8/5/19
AEVR Submitted by:	Richard Hendrix, P.E., Owner's Agent
Issue:	Drive Approach Locations
Code Sections:	Unified Development Code (UDC), Section 35-506 (r) (5).
By:	Kevin Collins, P.E., Senior Engineer

The Development Services Department (DSD) has reviewed the information presented in Mr. Hendrix's letter submitted August 9th, 2019. Please refer to the attached Map for approximate location. Also refer to the applicant's letter for more information about this request.

The Unified Development Code (UDC) – Article V, Section 35-506 (r) (5)(B) – Location of Access Points for Commercial Properties.

Currently, the applicant does not wish to comply with UDC Section 35-506(r)(5)(B) which states that the location of drive approach access points for commercial use must, "*minimize conflicts with vehicle turning movements and, be as far as practicable from intersections.*" The applicant is proposing an approach that will be a one-way entrance directly located at the radius return for the intersection of W. Commerce Street and N. Medina Street. DSD staff does not agree with the applicant's analysis and request to place the approach at this location for the following reasons:

1. It is staff position that the proposed approach off of N. Medina is not necessary, and that a modification of the proposed approach off of W. Commerce to a two-way approach would meet the needs of the development and better serve the public interest.
2. The location of the proposed approach will create potential turning movement conflicts with vehicles turning onto N Medina from W Commerce and those that may be utilizing the approach to enter the site off of N. Medina.
3. The location of the proposed approach will require the removal of the existing ADA wheelchair ramp at the intersection which will not be replaced and will create a disruption and an obstruction to the pedestrian/accessible path.

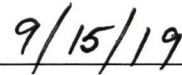
4. The Disability Access Office (DAO) does not support this variance.

DSD staff does not agree with the applicant's analysis and is of the opinion that approval would constitute a waiver of the code. The AEVR does not meet the intent of the UDC; therefore staff recommends **Denial** of the variance.

RECOMMENDATION: Variance Denial



Kevin Collins, P.E.
DSD Engineer
DSD – Land Development Engineering

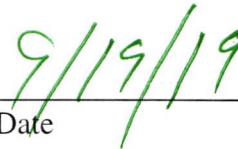


Date

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




Melissa Ramirez
Assistant Director
Development Services Department



Date

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


for

Michael Shannon, P.E., C.B.O.
Director
Development Services Department



Date