

DEPARTMENT: Development Services

SUBJECT:

Santa Monica Hotel Variance (AP #P2446680)

SUMMARY:

A request by Richard Hendrix, MBC Engineers, to appeal an Administrative Exception Variance Request for AP #P2446680 Santa Monica Hotel, located at 108 N. Medina S. Staff recommends Denial. (Kevin Collins P.E., Development Services Engineer, (210) 207-2806, Kevin.Collins@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 1
Filing Date: August 5, 2019
Engineer/Surveyor: Richard Hendrix, P.E.
Staff Coordinator: Kevin Collins, Development Services Engineer, (210) 207-8268

ANALYSIS:

The applicant does not wish to comply with UDC Section 35-506®(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’s 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 of the pedestrian/accessible path.
4. The Disability Access Office (DAO) does not support this variance.

ALTERNATIVE ACTIONS:

The Planning Commission may approve the requested variance or it may deny the requested variance.

RECOMMENDATION:

Staff recommends denial of the requested variance.