



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5216

**Type:** Zoning Case

**In control:** Board of Adjustment

**On agenda:** 7/1/2019

**Title:** BOA-19-10300064: A request by Jen Politano for a parking adjustment to increase the maximum parking from 19 parking spaces to 30 parking spaces located at 7707 Culebra Road. Staff recommends Approval. (Council District 6) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. BOA 19-10300064 Attachments

Date	Ver.	Action By	Action	Result
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**Case Number:** BOA-19-10300064

**Applicant:** Jen Politano, Hutton San Antonio ST, LLC

**Owner:** Jen Politano, Hutton San Antonio ST, LLC

**Council District:** 6

**Location:** 7707 Culebra Road

**Legal:** Lot 11 NCB 18082

**Description:**

**Zoning:** "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland  
Military Lighting Overlay Military Lighting Region 2 Airport  
Hazard Overlay District

**Case Manager:** Mercedes Rivas, Planner

### Request

A request for a parking adjustment, as described in Section 35-526, to increase the maximum parking from 19 parking spaces to 30 parking spaces.

### Executive Summary

The applicant is requesting an increase to the maximum parking from 19 parking spaces to 29 parking spaces. The subject property will be an O'Reilly Auto Parts store and the Gross Floor Area of the proposed building is 7,225 square feet. The applicant is requesting an increase in the number of parking spaces because they want to make sure that there will be enough parking for customers and delivery trucks. Due to the small size of the

building, the applicant is only permitted a limited number of parking spaces. Further, there is an oak tree on the property that impacted the site layout. The Unified Development Code states that the maximum number of off street parking the applicant is permitted is 19.

**Code Enforcement History**

No violations of the requirements of the UDC were observed upon a staff visit to the site, and there have been no code violations reported.

**Permit History**

No permit history related to these requests exists on the property. The property owner is seeking variances to allow for permits to be issued.

**Subject Property Zoning/Land Use**

<b>Existing Zoning</b>	<b>Existing Use</b>
“C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Vacant

**Surrounding Zoning/Land Use**

<b>Orientation</b>	<b>Existing Zoning District(s)</b>	<b>Existing Use</b>
North	“C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Vacant
South	“C-3NA MLOD-2 MLR-2 AHOD” Commercial Non-Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Auto Repair
East	“C-3 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Shopping Strip
West	“C-3 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Used Car Lot

**Comprehensive Plan Consistency/Neighborhood Association**

The property is within the West Northwest Community Plan and is in Phase 5. The subject property is located within the boundaries of the Pipers Meadow Neighborhood Association. As such, they were notified and asked to comment.

### **Street Classification**

Culebra Road is classified as a major arterial.

### **Criteria for Review**

According to Section 35-526 (b) 7 of the UDC, in order for a parking modification to be granted, the applicant must demonstrate that a hardship is created by strict interpretation. The UDC currently limits the applicant to 19 parking spaces. The proposed O'Reilly Auto Parts store in question is requesting 11 additional parking spaces to make sure that there will be enough parking for customers and delivery trucks. The hardship is created by limiting the number of parking spaces to an insufficient amount which will not accommodate the volume of customers and delivery trucks that O'Reilly Auto Parts expects to receive.

### **Alternative to Applicant's Request**

The alternative to the applicant's plan would be to comply with the parking requirements defined within Section 35-526.

### **Staff Recommendation:**

Staff recommends **APPROVAL** of variances in **BOA-19-10300064**, based on the following findings of fact:

1. The request does not negatively impact surrounding property owners and significantly improves the use of the site.
2. The increased parking spaces will not harm any adjacent property owners.