



City of San Antonio

Legislation Details (With Text)

File #: 18-2863

Type: Zoning Case

In control: Board of Adjustment

On agenda: 4/16/2018

Title: A-18-068: A request by Julie Howard for a parking adjustment to allow a trade school to have up to 133 parking spaces, located at 5511 Ingram Road. Staff recommends Approval. (Council District 7)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-18-068 Attachments

Date	Ver.	Action By	Action	Result
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Case Number: A-18-068

Applicant: Julie Howard

Owner: Independent Electrical Contractors, San Antonio Chapter

Council District: 7

Location: 5511 Ingram Road

Legal: Lot 6, Block 7, NCB 14165

Description:

Zoning: "C-3 NCD-3 AHOD" General Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District

Case Manager: Dominic Silva, Planner

Request

A request for a parking adjustment, as described in Section 35-526, to allow a trade school to have up to 133 parking spaces.

Executive Summary

The subject property is at 5511 Ingram Road, approximately 2,600 feet from Callaghan Road. The training center regularly holds 3 to 5 classes with an average of 25 students/1 instructor per class. Currently, the training center parking lot is allowed a maximum of 72 spots. The applicant is requesting an increase to 133 spots equal to the maximum occupancy for the building at a ratio of 1 parking space per 60 gross floor area.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
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“C-3 NCD-3 AHOD” General Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District	Trade School
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Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“MH NCD-3 AHOD” Manufactured Housing Ingram Hills Neighborhood Conservation Airport Hazard Overlay District	Vacant
South	“R-5 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
East	“C-2 NCD-3 AHOD” Commercial Ingram Hills Neighborhood Conservation Airport Hazard Overlay District	Vacant
West	Unzoned Right of Way	Drainage

Comprehensive Plan Consistency/Neighborhood Association

The property is within the Ingram Hills Neighborhood Community Plan and designated as Neighborhood Commercial in the future land use component of the plan. The subject property is located within the boundaries of the Ingram Hills Neighborhood Association. As such, they were notified and asked to comment.

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 permits 76 parking spaces. The classrooms are staffed by both a teacher as many as 25 students, most of which commute to the location. The hardship is created by limiting the number of parking stalls to a number known by most to be insufficient to accommodate demand. In neighborhoods surrounding schools, residents are accustomed to being inundated by vehicle parking for special events, but as a daily routine, this is clearly a negative impact.

Staff Recommendation:

Staff recommends APPROVAL of A-18-068 because of the following reasons:

- 1) The request does not negatively affect the surrounding district and helps alleviate off-site parking, and;
- 2) The increased parking spaces are necessary to the continued operation of the training center at full capacity.