



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5215  
**Type:** Zoning Case  
**In control:** Board of Adjustment  
**On agenda:** 7/1/2019  
**Title:** BOA-19-10300061: A request by Jen Politano for a parking adjustment to increase the maximum parking from 19 parking spaces to 29 parking spaces located at 1015 Culebra Road. Staff recommends Approval. (Council District 1) (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. BOA 19-10300061 Attachments

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Case Number:** BOA-19-10300061  
**Applicant:** Jen Politano, Hutton San Antonio ST, LLC  
**Owner:** Jen Politano, Hutton San Antonio ST, LLC  
**Council District:** 1  
**Location:** 1015 Culebra Road  
**Legal Description:** Lot 22, Block 3, NCB 2073 West Irregular 39 feet of Lot 4, Block 1, NCB 8347  
**Zoning:** "C-2 AHOD" Commercial 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 29 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 7,000 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. 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**

Existing Zoning	Existing Use
“C-2 AHOD” Commercial Airport Hazard Overlay District	Vacant

### **Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“MF-33AHOD” Multi-Family Airport Hazard Overlay District	Offices and Homes
South	“I-1 AHOD” General Industrial Airport Hazard Overlay District	Business
East	“C-2 AHOD” Commercial Airport Hazard Overlay District	Restaurant
West	“C-2 AHOD” Commercial Airport Hazard Overlay District	Auto Repair

### **Comprehensive Plan Consistency/Neighborhood Association**

The property is within the Near Northwest Community Plan and designated as “Community Commercial” in the future land use component of the plan. The subject property is located within the boundaries of the West End Hope in Action 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 10 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 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-19-10300061**, based on the following findings of fact:

1. The requests 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.