



City of San Antonio

Agenda Memorandum

File Number:18-3945

Agenda Item Number: 5.

Agenda Date: 6/18/2018

In Control: Board of Adjustment

Case Number: A-18-106
Applicant: Alejandra Vazquez
Owner: Alejandra Vazquez
Council District: 1
Location: 5138 Blanco Road
Legal: Lot 31, NCB 11693
Description:
Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District
Case Manager: Dominic Silva, Planner

Request

A request for a parking adjustment, as described in Section 35-526, to decrease the minimum parking from 33 parking spaces to 10 parking spaces.

Executive Summary

The subject property is located at 5138 Blanco Road, approximately 1,167 feet south of Dresden Drive. Code Enforcement initiated this case on November 3, 2016 due to renovating and building an addition to the restaurant with no permits or reviews, specifically a new kitchen addition and detached storage building. Due to the expansion of the building and elimination of parking stall spaces, the applicant is requesting relief from the minimum parking spaces required. The Gross Floor Area of the building is 3,257 square feet. Based upon the Unified Development Code, the minimum parking spaces allowed is 33. The applicant requests 10 parking spaces.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
-----------------	--------------

"C-2 AHOD" Commercial Airport Hazard Overlay District	Restaurant
---	------------

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"C-3 AHOD" General Commercial Airport Hazard Overlay District	Used Car Dealership
South	"C-2 AHOD" Commercial Airport Hazard Overlay District	Gas Station
East	"C-3 AHOD" General Commercial Airport Hazard Overlay District	Used Car Dealership
West	"C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District	General Contractor

Comprehensive Plan Consistency/Neighborhood Association

The property is within the North Central Plan and designated as Mixed Use in the future land use component of the plan. The subject property is located within the boundaries of the North Shearer Hills. 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 33 parking spaces, however, the applicant expanded the restaurant with no permits and eliminated space that is reserved for parking stalls. If the applicant went through the plan review process beforehand, alternate options could have been pursued.

Staff cannot support the request as little to no care was given to thoughtful site layout. With only ten parking spaces, it is likely that adjacent properties will be burdened with overflow parking from this proposed restaurant renovation.

Staff Recommendation:

Staff recommends DENIAL of A-18-106 because of the following reasons:

- 1) Due to an new storage shed and expansion of the building, space once reserved for parking spaces is now unavailable; and,
- 2) If the applicant applied for permits and plan review, alternate recommendations could have been established beforehand.

