



City of San Antonio

Agenda Memorandum

File Number:19-5216

Agenda Item Number: 6.

Agenda Date: 7/1/2019

In Control: Board of Adjustment

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

Existing Zoning	Existing Use
“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

Orientation	Existing Zoning District(s)	Existing Use
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.