

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**

**DATE: Monday April 08, 2019**

**CASE NUMBER: C15-2019-0016**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ada Corral
<input type="checkbox"/>	<input checked="" type="checkbox"/>	William Burkhardt
<input type="checkbox"/>	<input type="checkbox"/>	Darryl Pruett
<input type="checkbox"/>	<input type="checkbox"/>	Eric Goff
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Melissa Hawthorne
<input type="checkbox"/>	<input type="checkbox"/>	Yasmine Smith
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input type="checkbox"/>	<input type="checkbox"/>	Rahm McDaniel OUT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Martha Gonzalez (Alternate) RM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Veronica Rivera
<input type="checkbox"/>	<input checked="" type="checkbox"/>	James Valdez
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Michael Von Ohlen
<input type="checkbox"/>	<input type="checkbox"/>	Kelly Blume (Alternate) OUT
<input type="checkbox"/>	<input type="checkbox"/>	Alternate (Vacant)

**APPLICANT: Jim Witliff**

**OWNER: Alvin Momin**

**ADDRESS: 13414 HARRISGLENN DR**

**VARIANCE REQUESTED:** The applicant has requested a variance(s) to Section 25-2-814 (Service Station Use) (3) to increase the queue lanes from 8 (required, permitted) to 12 (requested) in order to add a retail gas service station in a "GR" Community Commercial zoning district.

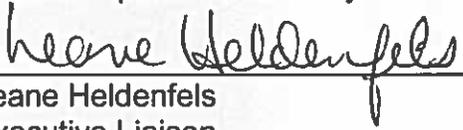
**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Veronica Rivera second on an 8-3 vote (Board members Darryl Pruett, Eric Goff and Yasmine Smith nay); **DENIED DUE TO LACK OF VOTES.**

**EXPIRATION DATE: APRIL 8, 2020**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the queue lane example listed in Appendix H of the Transportation Criteria Manual is outdated fuel dispensing alignment with 16 pumps and 8 queue lanes.
2. (a) The hardship for which the variance is requested is unique to the property in that: the size and configuration of the lot does not allow adequate room to design the proposed service station with the City's outdated dispenser configuration which also creates health and safety concern egress and ingress in alignment of vehicles

- (b) The hardship is not general to the area in which the property is located because: this fuel pump alignment design is now used on most new service stations, furthermore there are only a few service stations within any geographic area, design will have only 12 fuel dispensers, City Code allows up to 16 fuel dispensers on a site.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the variance will result in only 12 fuel dispensers on the site, which is only 75% of the fuel dispensers currently allowed by code.

  
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Leane Heldenfels  
Executive Liaison

  
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William Burkhardt  
Chairman