

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

DATE: Monday May 13, 2019

CASE NUMBER: C15-2019-0016

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

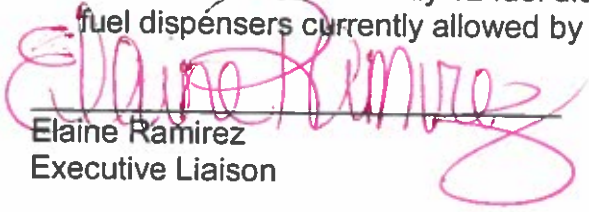
BOARD'S DECISION: April 8, 2019 The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Grant, Board Member Veronica Rivera second on an 8-3 vote (Board members Darryl Pruett, Eric Goff and Yasmine Smith nay); **DENIED DUE TO LACK OF VOTES.**

RECONSIDERATION REQUEST: May 13, 2019 Board Member Melissa Hawthorne motion to hear reconsideration request, Board Member Michael Von Ohlen second on an 11-0 vote; **GRANTED TO HEAR THE RECONSIDERATION REQUEST.** The public hearing was closed by Chair William Burkhardt, Board Member Veronica Rivera motion to Postpone to July 8, 2019, Board Member Ada Corral second on a 8-3 vote (Board members William Burkhardt, Darryl Pruett and Michael Von Ohlen nay); **POSTPONED TO JULY 8, 2019.**

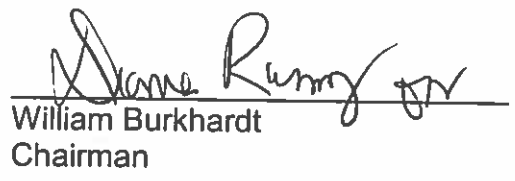
EXPIRATION DATE:

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.



Elaine Ramirez
Executive Liaison



William Burkhardt
Chairman