

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM 04

DATE: Monday February 10, 2025

CASE NUMBER: C15-2025-0001

Y Thomas Ates (D1)
 Y Bianca A Medina-Leal (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffery Bowen (D6)
 Y Janel Venzant (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 - VACANT (M)
 - VACANT (Alternate) (M)
 - Suzanne Valentine (Alternate) (M)
 - VACANT (Alternate) (M)

APPLICANT: Rodney K. Bennett

OWNER: Adnan Awad

ADDRESS: 525 Howard Lane

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-814 (*Service Station Use*)

▪ (2) to increase the fuel dispensers from sixteen [16] (maximum allowed) to twenty-four [24] (requested)

and

▪ (3) to increase queue lanes from eight [8] vehicle queue lanes to twelve [12] vehicle queue lanes (requested)

in order to erect a Gas Station in a “LI-PDA” Limited Industrial Services-Planned Development Area zoning district.

Note: 25-2-814 - SERVICE STATION USE.

A service station use:

(1) must be screened from the street by a building or a landscape buffer that includes shade trees;

(2) may not have more than 16 fuel dispensers; and

(3) may not have more than eight vehicle queue lanes.

Source: Ord. [20060831-068](#); Ord. [20110804-008](#).

BOARD'S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen's motion to Approve; Vice-Chair Melissa Hawthorne second on 10-0 votes; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: as previously evidenced by multiple variance requests, the city's queuing design is outdated, the new normal for convenience stores is a larger experience.
2. (a) The hardship for which the variance is requested is unique to the property in that: the lot has an oddly shaped and wide waste water easement that restricts the design.

(b) The hardship is not general to the area in which the property is located because: at 2800 S Heatherwilde they were approved for 12 queuing spaces, at 12401 Techridge they were approved for 12 queuing spaces, at 1701 E Howard Lane they were approved for 12 queuing spaces.
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 adjoining neighbors are commercial and because the vehicles have 3 driveway aisles (one being a shared driveway) to enter the exit the site, the queuing can be handled on site.



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Jessica Cohen
Madam Chair