

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

DATE: Monday Aug 12, 2019

CASE NUMBER: C15-2019-0019

Y Brooke Bailey
 Y Jessica Cohen
 - Ada Corral OUT
 Y Melissa Hawthorne
 Y William Hodge
 Y Don Leighton-Burwell
 Y Rahm McDaniel
 Y Darryl Pruet
 Y Veronica Rivera
 Y Yasmine Smith
 - Michael Von Ohlen OUT
 N Kelly Blume (Alternate)
 - Martha Gonzalez (Alternate) OUT
 Y Denisse Hudock (Alternate)

APPLICANT: Jim Witliff

OWNER: Alvin Momin

ADDRESS: 12401 TECH RIDGE BLVD

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 an "GR" Community Commercial zoning district.

BOARD'S DECISION: April 8, 2019 **Board Member Melissa Hawthorne motion to postpone to May 13, 2019, Board Member Michael Von Ohlen second on an 11-0 vote; POSTPONED TO MAY 13, 2019.**

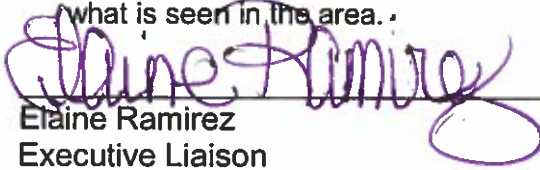
May 13, 2019 Board Member Melissa Hawthorne motion to postpone to July 8, 2019, Board Member Michael Von Ohlen second on an 11-0 vote; POSTPONED TO JULY 8, 2019. July 8, 2019 POSTPONED TO AUGUST 12, 2019 BY APPLICANT DUE TO SHORTAGE OF A BOARD MEMBER; Aug 12, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Rahm McDaniel motion to Grant, Board Member Melissa Hawthorne second on a 10-1 vote (Board member Kelly Blume nay); GRANTED.

EXPIRATION DATE: August 12, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the queue lane listed in the Transportation Criteria Manual which allows up to 16 pumps requires outdated fuel dispensing alignment and applicant is requesting a safer and accessible alignment.

2. (a) The hardship for which the variance is requested is unique to the property in that: the configuration of the property, the 50 foot driveway throat length requirement from Tech Ridge Blvd. makes it impossible to use a portion of the street frontage of this site for required circulation around the fuel dispenser, alignment required by the City would create less safe environment and poor quality.
(b) The hardship is not general to the area in which the property is located because: most new service stations have modern alignment pumps and also requesting 75% of what the code allows of fuel dispensers
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: this variance will result in only twelve fuel dispensers on the site, which is only 75% of the fuel dispensers currently allowed by Code, the drive alignment has proven to be safer and more efficient and is consistent with what is seen in the area.


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman