

**Applicant requests a Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) in an S-D (Special Development) zone.**

This would permit a 12.5 percent reduction in the off-street parking requirements for a proposed restaurant/office building, from the required 8 parking spaces to 7 parking spaces.

**BACKGROUND**

The applicant is requesting a 12.5% reduction (1 space) in off-street parking requirements for a new two-story restaurant and office building with storage proposed for the second floor. An application for Detailed Site Plan Review is also being considered by the City Plan Commission (case no. ZON09-00061).

**CALCULATIONS**

Required parking spaces for a 664.88 SF office = 1.6 (1 per 400 GFA)

Required parking spaces for a 664.88 SF walk-up restaurant = 6.6 (1 per 100 GFA)

Total required parking spaces = 8

Total requested parking spaces = 7

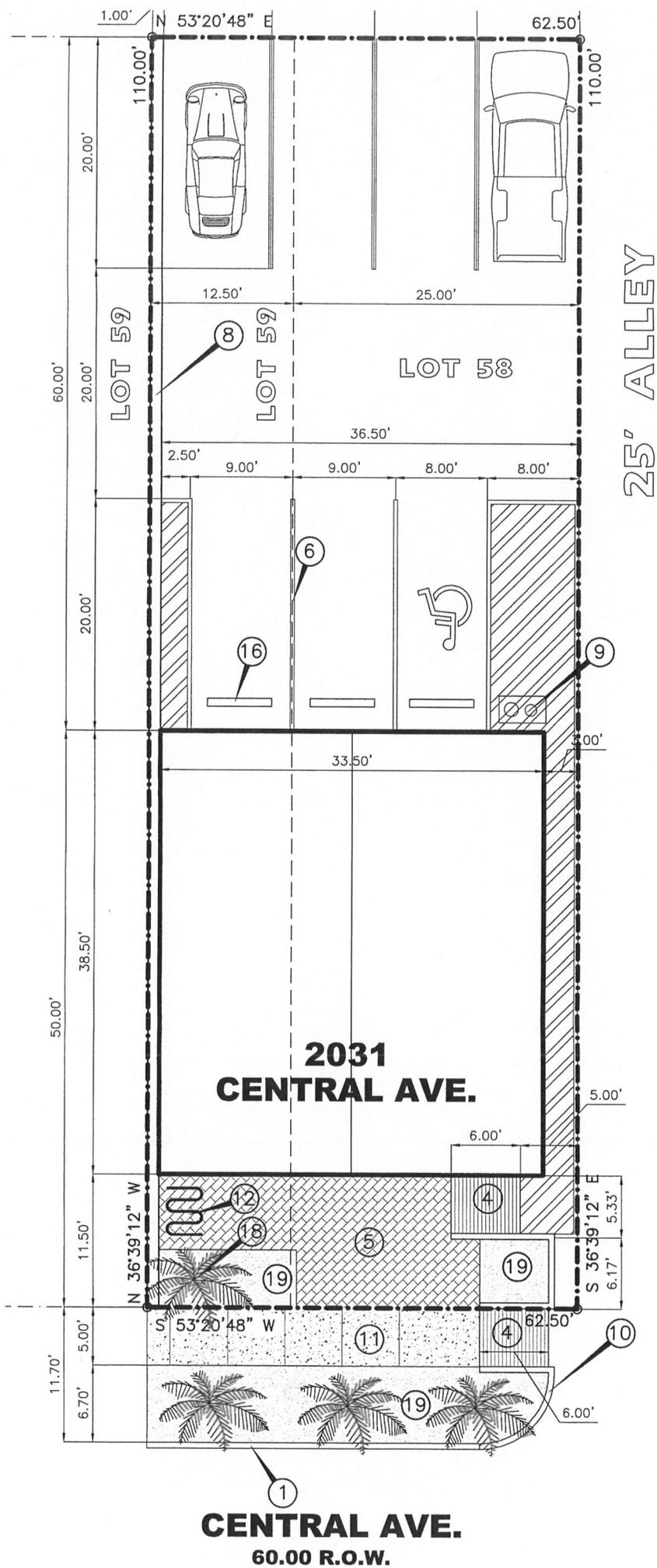
**STAFF RECOMMENDATION**

Staff recommends approval of the request as it meets the requirements of the Special Exception.

The Zoning Board of Adjustment is empowered under Section 2.16.050 I to:

“Authorize the reduction of the off-street parking requirements; provided, however, that:

1. The owner shall demonstrate through testimony or documentation that the required number of off-street parking spaces cannot be reasonably accommodated on the property involved; and,
2. The zoning board of adjustment has received the written approval, based on traffic safety considerations, or the traffic engineer; and,
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent.”



**A SITE DEVELOPMENT PLAN**





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Mayor

Joyce Wilson  
City Manager

R. Alan Shubert, PE  
City Engineer

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## ENGINEERING DEPARTMENT

**TO:** Linda J. Castle, Senior Planner

**FROM:** Margarita Molina - Traffic Division

**DATE:** October 1, 2009

**SUBJECT:** **ZBA09-00035 2031 Central Avenue**  
Parking Reduction - Detailed Site Plan

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Regarding the above referenced DCC item, the Traffic Division has the following comments:

- *Alley on side of property shall be paved to City's standards.*
- *Proposed 3ft ADA accessible route from back to front of restaurant shall be used only for ADA and pedestrian traffic.*
- *Parking lot shall be upgraded to City's standards.*
- *No objection to proposed Parking reduction*

Should your office or the applicant have any questions or comments regarding these issues, please contact Margarita Molina at 541-4223.

