

Dear Mayor Webster and City Council

July 13, 2017

I am seeking a parking waiver as there is insufficient parking allowed in zoning regulation for the practice of dentistry. Zoning is creating an unsafe environment for patients and staff.

Hardship

Appointments are scheduled so that one patient is checking out while another patient is checking in. This means 2 parking spaces per treatment room. Six treatment rooms require 12 parking spaces. This leaves 5 spaces open to staff. Four if no one uses the handicap parking.

Over past 5 years we average 13-15 staff members and will be employing more when build out 6th room. 15 staff members plus 12 patient parking requires 27 spaces. We currently have 16 plus one reserved for handicap parking. We are requesting 10 additional spaces.

Due to insufficient parking some patients and staff are forced to park down the street at city pool as there is no other parking available in this area. This is unfair to our patients and staff and certainly not the safest when we have space onsite to put in additional parking

The average dentist does more surgical procedures than the average physician and our practice is unique even to the average medical office in this regard. Patients having to walk down the street for parking trying to control their bleeding on a hot Texas day will undoubtedly have more saliva and blood in their mouth when they reach the pool parking lot. Not all people are responsible enough not to spit on the ground where kids may be walking around bare footed.

Dental practice is unique and not general to retail stores as well as other businesses due to the fact that the rooms and providers are reserved for a specific patient with a specific procedure at a specific time. Each room is set up for a specific procedure and cannot operate on a first come first serve basis. Patients can't just turn around and come back when less busy if parking lot is full. Treatment rooms are reserved for a certain period of time. Following appointments room must be decontaminated and set up again.

Area Character

The area is located behind current parking lot so will be even less visible than current parking lot. It is designed to blend into current lot and has been engineered to have a negligible effect on runoff. Even with the parking lot expansion the majority of our 1.148 acres will still be green space.



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