



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Mayor & City Council

FROM: Howard J. Koontz- Director of Planning & Community Development

DATE: Tuesday, July 18, 2017

SUBJECT: Capstone Dental Parking Waiver (W-17-002)

REQUEST

DS Integrity Systems, LLC requests a waiver from the Mayor & Council to allow the Capstone Dental facility (SD-17-003) to add parking spaces in excess of the maximum.

LOCATION

The property is immediately west and adjacent to the W. FM 150 and Rebel Drive intersection on W. Center Street.

TEXT OF THE ZONING ORDINANCE

Sec. 53-33 (n)(7), Parking, Council Determination

Council determination. Off-street and on-street parking, for all uses not within the categories listed in this subsection, shall be adequate to meet the anticipated needs and shall be determined by the city council using standards outlined for special exceptions and with a view towards providing adequate parking and carrying out the general scheme of the parking requirements herein set out.

Sec. 53-33, Chart 4, Parking Ratios

R/S (Retail/Services) zoning district- One space for every 250 feet of gross floor area. *

*Unless SIC code states additional requirements (related to food and beverage sales).

ANALYSIS

The applicant is requesting a waiver to exceed the maximum standards for parking in the Retail/Services (R/S) zoning district provided by Sec. 53-33, Chart 4. These standards provide for uniformity that typically works well for most uses in the R/S zoning district. A dentist or doctor's office is an example that may be under parked. While doctor/dentist offices are allowed in the R/S district, the City of Kyle's parking ordinance only mentions the use of doctor's offices in the Hospital District (HS). Only in the HS district does it allow for more parking. The city council is required to determine adequate parking for special situations.

Current Site Plan (In Review)

- Total Square Feet= 3,029 (13 spaces minimum, 19 maximum at 150%)
- Site currently has 17 parking spaces, allowed 19 spaces.
- Staff utilizes 15 spaces/daily, leaving 2 spaces available for customers.
- Dental office has 6 chairs. If allowed 8 additional spaces in excess of maximum, parking will be sufficient for all dental chairs filled and waiting customers, at 27 spaces.

RECOMMENDATION

Dental/Doctor offices in R/S should be allowed sufficient parking, sometimes in excess of the 150% maximum. When this is the case, city council should consider the application. To help ensure appropriate parking ratios are in place, the Capstone Dental site plan has been submitted for your review. Staff asks that the Mayor & Council approve a waiver allowing the site plan as proposed.

ATTACHMENTS

1. Request letter
2. Site Plan