



UDC Update Request Application

Part 1. Applicant Information

Name: Kathy Strimple, P.E. Organization (if applicable): HEB Grocery Company, LP

Address: 646 S. Flores St., San Antonio, Texas 78204

Phone: 210-938-0722 Email: strimple.kathy@heb.com

Signature: Kathy Strimple
(Include title if representing a governmental agency or public/private organization)

Date: 4/29/15

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Please see the attached Word Document (.docx)

Section 35-526(b)(8) maximum of 24 bicycle parking spaces



UDC Update Request Application

Part 1. Applicant Information

Name: Kathy Strimple, P.E. Organization (if applicable): HEB Grocery Company, LP

Address: 646 S. Flores St., San Antonio, Texas 78204

Phone: 210-938-0722 Email: strimple.kathy@heb.com

Signature: Kathy Strimple Date: 4/29/15
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Please see the attached Word Document (.docx)

Table 526-3b: Maximum parking allowed for RETAIL- GROCERY STORE

PROPOSAL SUMMARY-

The reason for this proposed UDC amendment is to put a maximum amount of bicycle parking spaces required. For example, with the current requirements, for a large retail grocery store at approximately 180,000 SF, the required bicycle spaces is 60, which is excessive. This amendment would require either 10% of the minimum vehicle spaces, but not to exceed 24 total. A total of 24 spaces would be sufficient for a store 72,000 SF.

EXAMPLE:

HEB SA#32 at Bandera Rd. and Loop 1604

Total GFA = 179,000 SF

→ 1: 300 parking ratio = 597 vehicle parking spaces

→ 10% for bicycle = **60 bicycle spaces**

FORMATTED PROPOSAL-

Section 35-526 – Parking and Loading Standards

(b) Table of Off-Street Parking Requirements

(8) Bicycle Parking Spaces. Bicycle spaces shall, at a minimum, equal ten (10) percent of the number of the minimum required vehicle spaces required for a given use, but not to exceed 24 total. Bicycle parking may be short or long term in nature, and shall not create any obstruction to public walkways, bus stops and/ or entrances and exits to buildings.

PROPOSAL SUMMARY-

The reason for this proposed UDC amendment is to increase the maximum vehicles spaces allowed for a retail grocery store. From previous project experience, it has been shown that the maximum ratio per GFA does not allow for sufficient parking spaces of a high traffic grocery store. Based on experience and understanding their customers, HEB believes the maximum ratio for vehicle spaces should be 1:150 sf GFA.

EXAMPLE: Please see attached exhibits of recent projects designed with a maximum of 1:200 where parking is at critical mass.

FORMATTED PROPOSAL-

Section 35-526 – Parking and Loading Standards

Table 526-3b

	Permitted Use	Minimum Vehicle Spaces	Maximum Vehicle Spaces
RETAIL	GROCERY STORE- retail (limited to maximum sq. ft. total in "C-1")	1 per 300 sf GFA	1 per 200 150 sf GFA



BURY

922 Isom Road, Suite 100
 San Antonio, Texas 78216
 (210) 525-9090, Phone

TBPE #F-1048
 Copyright © 2015
 www.buryinc.com

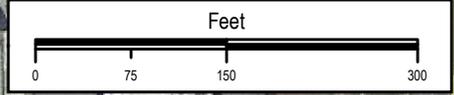
Aerial Exhibit
 UDC Amendment- Parking
 HEB Grocery Company, LP

Date: April 27, 2015
 File: Zarzamora Aerial.mxd
 Scale: 1 : 2,400
 Tech: RSW
 Project Number: Bus Dev



San
Antonio

361 ft



BURY

922 Isom Road, Suite 100
San Antonio, Texas 78216
(210) 525-9090, Phone

TBPE #F-1048
Copyright © 2015
www.buryinc.com

Aerial Exhibit
UDC Amendment- Parking
HEB Grocery Company, LP

Date: April 27, 2015
File: Evans and 281 Aerial.mxd
Scale: 1 : 1,800
Tech: RSW
Project Number: Bus Dev