

Parking Memorandum

MEMO

TO: Jo-Anmarie Andrade
City of Boerne Planning Dept.

DATE: 10/3/2024

FROM: Matthew Cushman, P.E.

PROJECT NO.: 13094-00

RE: Cibolo Vista I-10 Storage
Special Use Permit (SUP) Mini-Warehouse
Parking Study Memo

The Cibolo Vista I-10 Storage project is comprised of a 2.735-acre tract along the WB IH-10 Frontage Road in the City of Boerne. The proposed development includes the construction of an approximate 90,000 square foot three-story climatized indoor storage facility. The proposed surface parking for the development shall include no less than five (5) regular parking stalls and one (1) van accessible space with a striped loading zone. All parking stalls are dimensioned in accordance with City of Boerne and ADA requirements.

The property is zoned for commercial use (C4) and the City of Boerne UDC includes Mini-Warehouse as allowed with an approved SUP. There is no designated minimum parking space requirement for Mini-Warehouse use in UDC Section 5-6(B)(6). This memorandum serves to document a typical minimum number of parking spaces for other existing indoor storage facilities in the surrounding area to support the SUP site plan.

Please reference the following limited site summary:

Site	Stor Self Storage
Address	28208 IH-10 W Fair Oaks Ranch, TX 78006
Parking Count	8 Spaces (1 ADA)



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Site	Stor Self Storage
Address	24171 Boerne Stage Road San Antonio, TX 78255
Parking Count	6 Spaces (1 ADA)



Site	Public Storage
Address	8123 W Hausman Road San Antonio, TX 78249
Parking Count	8 Spaces (1 ADA)



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Site	Public Storage
Address	12214 Starcrest Drive San Antonio, TX 78216
Parking Count	7 Spaces (1 ADA)





Site	CubeSmart Self Storage
Address	Hardy Oak Blvd San Antonio, TX 78258
Parking Count	6 Spaces (1 ADA)



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Site	CubeSmart Self Storage
Address	16227 Vance Jackson Road San Antonio, TX 78257
Parking Count	6 Spaces (1 ADA)



In my professional opinion, the proposed minimum of six (6) parking stall count included with this SUP is typical for other similar climatized self-storage developments and remains in harmony with the spirit and intent of the City of Boerne UDC. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

END OF MEMO

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