

**PZBA12-00011 830 E. San Antonio Avenue and 109 S. Virginia Street ORO Partners Ltd. Applicant requests a Special Exception under Section 2.16.050 B (Two or More Non-Conforming) in a C-4 (Commercial) zone.**

This would permit the construction of a new structure located to within 0 feet of the side street and rear property lines.

The required side street setback is 10 feet and the required rear yard setback is 10 feet in the C-4 zone district.

**BACKGROUND**

The applicant is requesting to construct a new building at the corner of San Antonio Avenue and Virginia. The new building is proposed to be on the 109 S. Virginia Street parcel and to be attached to the existing building at 830 San Antonio Avenue. There are several properties in the same block and directly or diagonally across the street that are built to the side street property line: 830 E. San Antonio Avenue, 800 E. San Antonio Avenue, 100 Ochoa Street and 909 E. San Antonio Avenue. The properties at 800 and 810 E. San Antonio Avenue are built to the rear property line.

The property is in the Downtown 2015 Plan area and parking regulations do not apply; however, the owner is providing parking for the subject property on his adjacent lot to the west.

**CALCULATIONS**

Required side street yard setback = 10 feet

Required rear yard setback = 10 feet

Requested side street yard setback = 0'

Requested rear yard setback = 0'

**STAFF RECOMMENDATION**

Staff recommendation is for approval of the request for the Special Exception B, with a condition that street trees are provided on both San Antonio Avenue and Virginia Street.

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

“Permit the modification of setback requirements as the board deems necessary to secure an appropriate development of a lot; provided, however, that:

1. The lot is in a legally recorded and developed subdivision of at least ten years; and,
2. There are two or more lots that do not conform to Title 20 located within the same block on the same side of the street or within the block directly across and abutting the street; and,
3. The modifications are in the same nature as the existing nonconforming lots and do not permit construction less conforming than the least conforming of the nonconforming lots, and,
4. If the subject lot is located at the intersection of two streets (a corner lot), then nonconforming lots within the same block on the same side of either intersecting street or directly across and abutting either intersecting street, but not lots located diagonally from the subject lot, may be used in determining the nonconforming lot restrictions of this special exception.”

# E. SAN ANTONIO AVENUE

## SITE DATA:

**LEGAL DESCRIPTION:**  
 830 E SAN ANTONIO AVENUE  
 BLK 206 CAMPBELL LOT E 67.69  
 OF N 6.83 OF 8 & E 67.69 OF 9 & 10  
 EL PASO, EL PASO COUNTY, TEXAS

109 S VIRGINIA STREET  
 206 CAMPBELL E PT OF 6 TO 8 (65.37' ON ST-67.51  
 ON SLY- IRREG ON WLY - 84.69 ON NLY) (4235.38)  
 EL PASO, EL PASO COUNTY, TEXAS

**PROJECT LOCATION:**  
 SAN ANTONIO AVENUE AND VIRGINIA STREET

**BUILDING DESCRIPTION:**  
 TENANT IMPROVEMENT LEASE SPACE

**ZONING:**  
 C-4

**BUILDING CODE:**  
 INTERNATIONAL BUILDING CODE  
 2009

**OCCUPANCY:**  
 COMMERCIAL BUSINESS/OFFICE

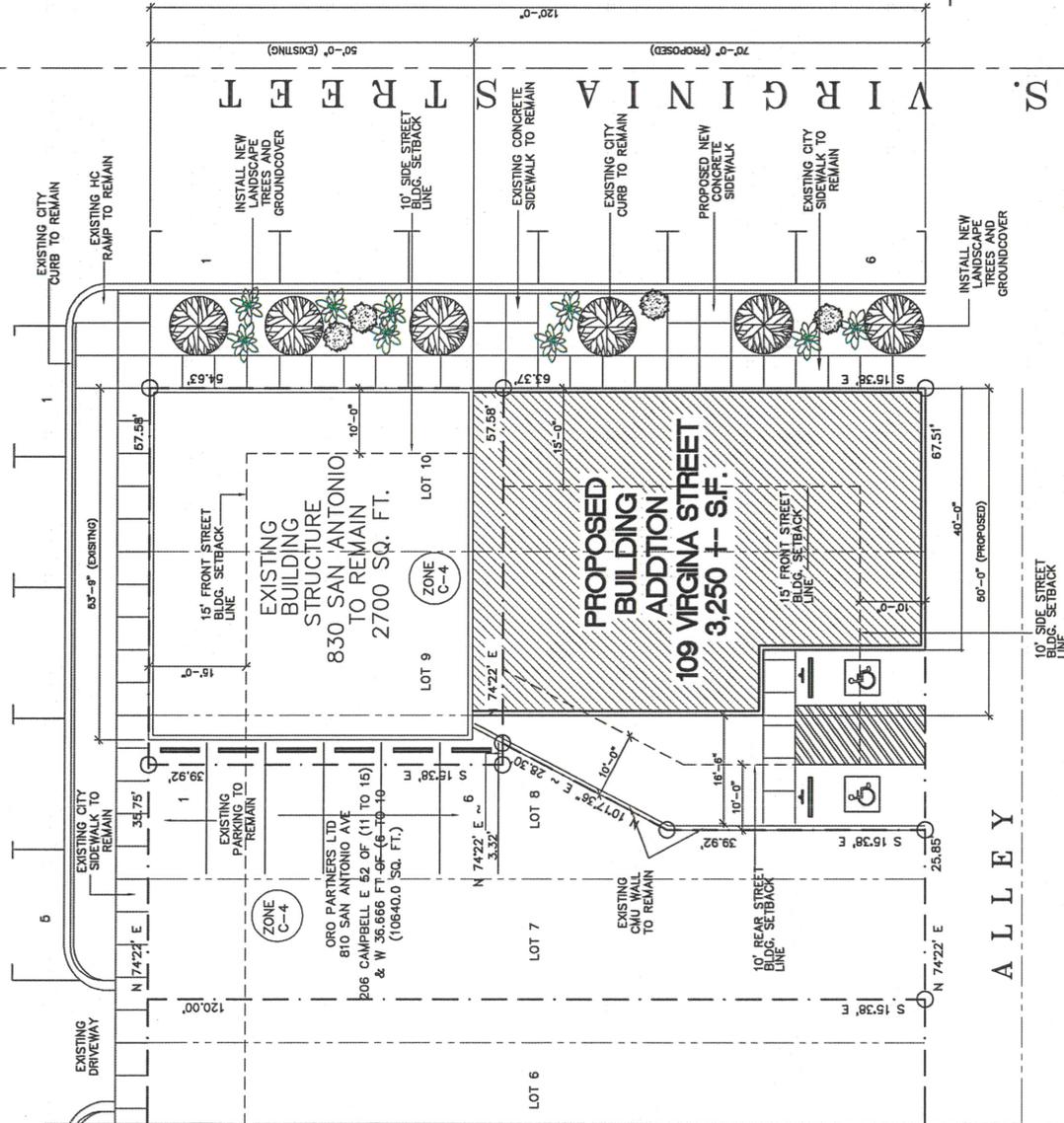
**REQUIRED PARKING SPACES**  
 1 HANDICAP REGULAR PARKING SPACE

**ZONING SECTION 20.64:**  
 OFF-STREET PARKING AND LOADING REQUIREMENTS  
 FOR OFFICE/BUSINESS  
 ONE PER ONE FOUR HUNDRED SQUARE FEET OF GROSS  
 LEASABLE FLOOR AREA

8.5 (7) REQUIRED REGULAR PARKING SPACES  
 8 PROVIDED OFF STREET REGULAR PARKING SPACES  
 11 EXISTING ON STREET REGULAR PARKING SPACES

**PARKING SPACES PROVIDED**  
 1 HANDICAP REGULAR PARKING SPACE  
 1 HANDICAP VAN PARKING SPACE

**STOP!**  
**CALL BEFORE YOU DIG**  
**TEXAS ONE CALL SYSTEM**  
**1-800-245-4545**  
 (@ least 48 hours prior to digging)



**EXISTING SITE PLAN**  
**PROPOSED IMPROVEMENTS**



SCALE: 1"=10'

ADDITION/IMPROVEMENT FOR:  
**ORO PARTNERS LTD**  
 810 E. SAN ANTONIO  
 508 S. VIRGINIA EL PASO, TEXAS

SHEET TITLE  
**ADDITION IMPROVEMENT**

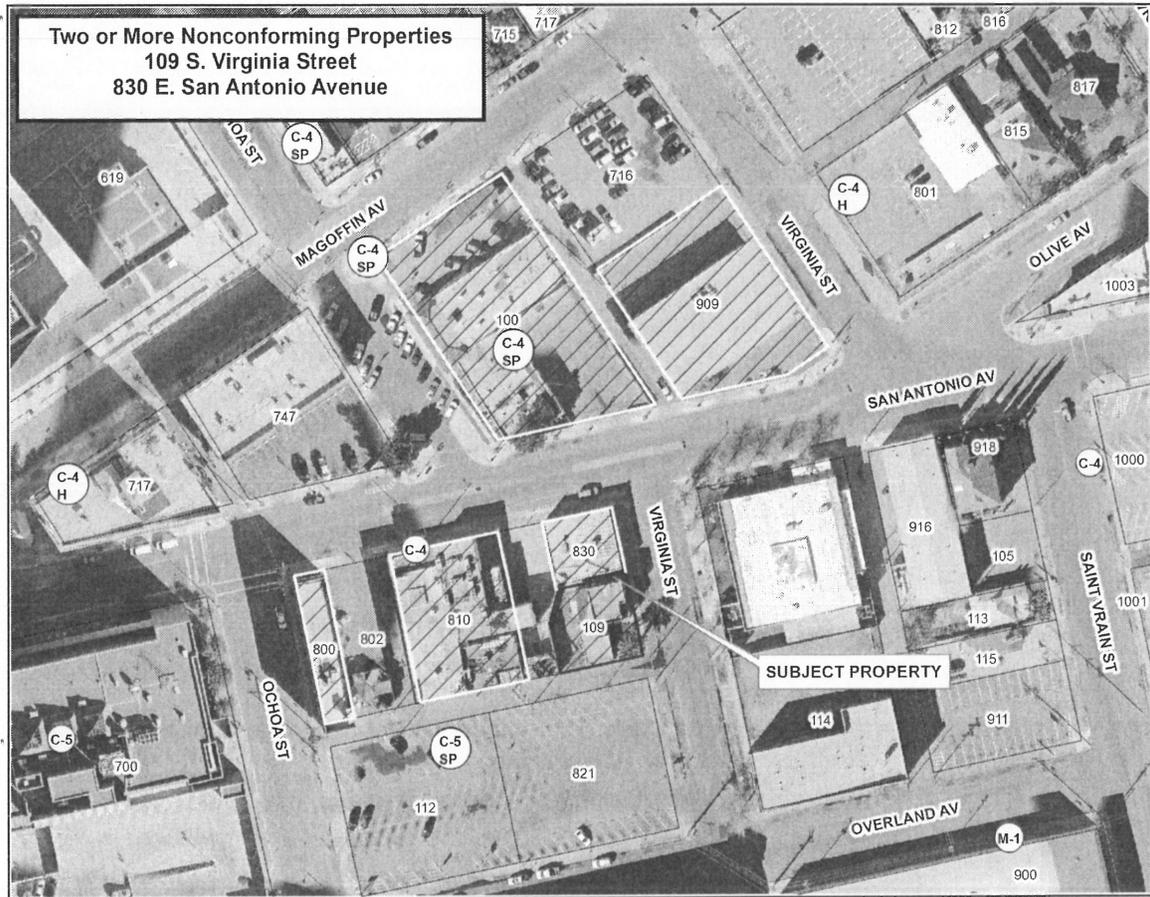


DATE: 3/16/11  
 DRAWN BY: ALM/BJL  
 CHECKED BY: JLM  
 12/29/11

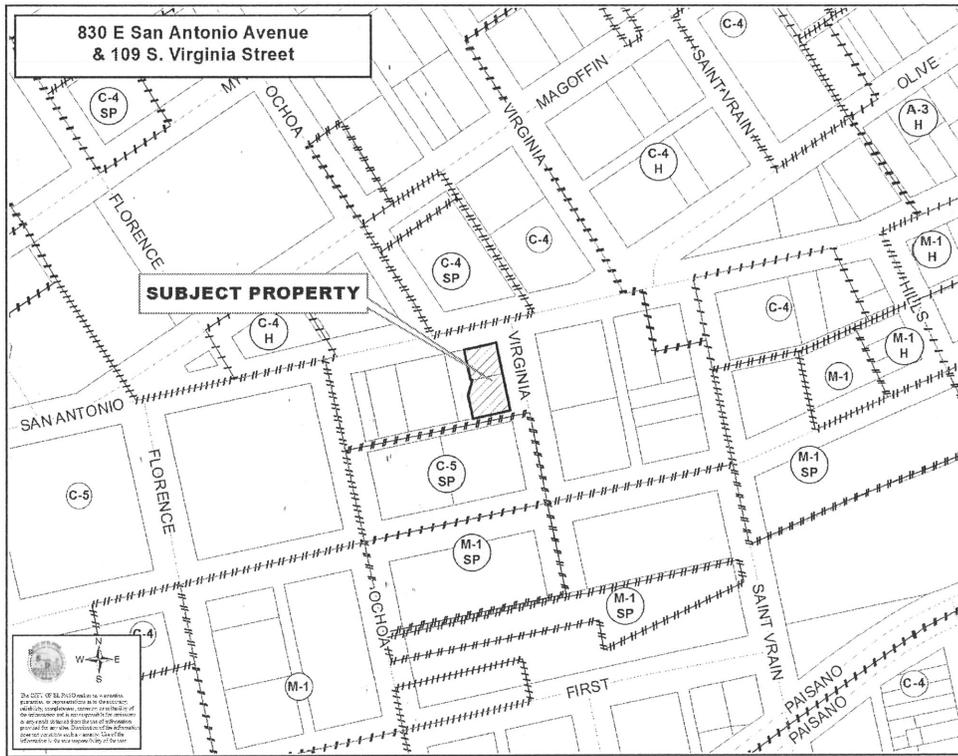
A10



# TWO OR MORE NONCONFORMING PROPERTIES



# ZONING MAP



# NOTIFICATION MAP

