

Applicants request a Special Exception under Section 2.16.050 K (Side Street Setback) in an R-3 zone.

This would permit the construction of a 12.1' by 21' carport, a portion of which will encroach 5' into the required side street yard setback.

The side street yard setback is 10' in an R-3 zone.

BACKGROUND

The applicant is requesting to construct a carport proposed to be located to within 5' of the side street property line. The Engineering-Traffic Division has reviewed the site and has no objection to the request.

CALCULATIONS

Required side street yard setback = 10'

Requested rear yard setback = 5'

STAFF RECOMMENDATION

Staff recommends approval as it meets the requirements of the Special Exception K.

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

Modify district side street yard requirements where the following conditions are met:

1. The proposed modification does not exceed fifty percent of the required side street yard requirement;
2. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer;
3. The proposed modification does not permit the creation of an additional dwelling unit;
4. The exceptions will be in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which is located the property for which the exception is sought;
5. The public convenience and welfare will be substantially served;
6. The use of neighboring property will not be substantially injured; and
7. Include any conditions and safeguards which the Board deems appropriate, such as site arrangement, landscaping and hours of operation."

JOHN F. COOK
MAYOR



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BETO O'ROURKE, DISTRICT 8

JOYCE WILSON
CITY MANAGER

ENGINEERING DEPARTMENT TRAFFIC DIVISION

TO: Linda Castle, Zoning Administrator
Robert Peña, Zoning Secretary

FROM: Margarita Molina, Engineering Department – Traffic Division

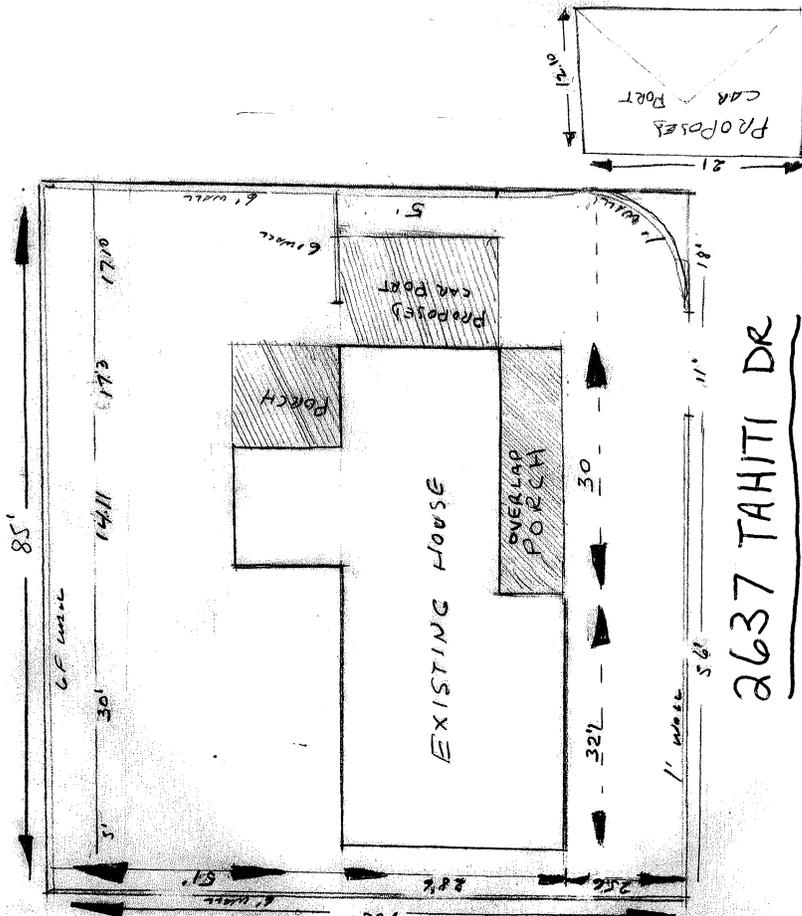
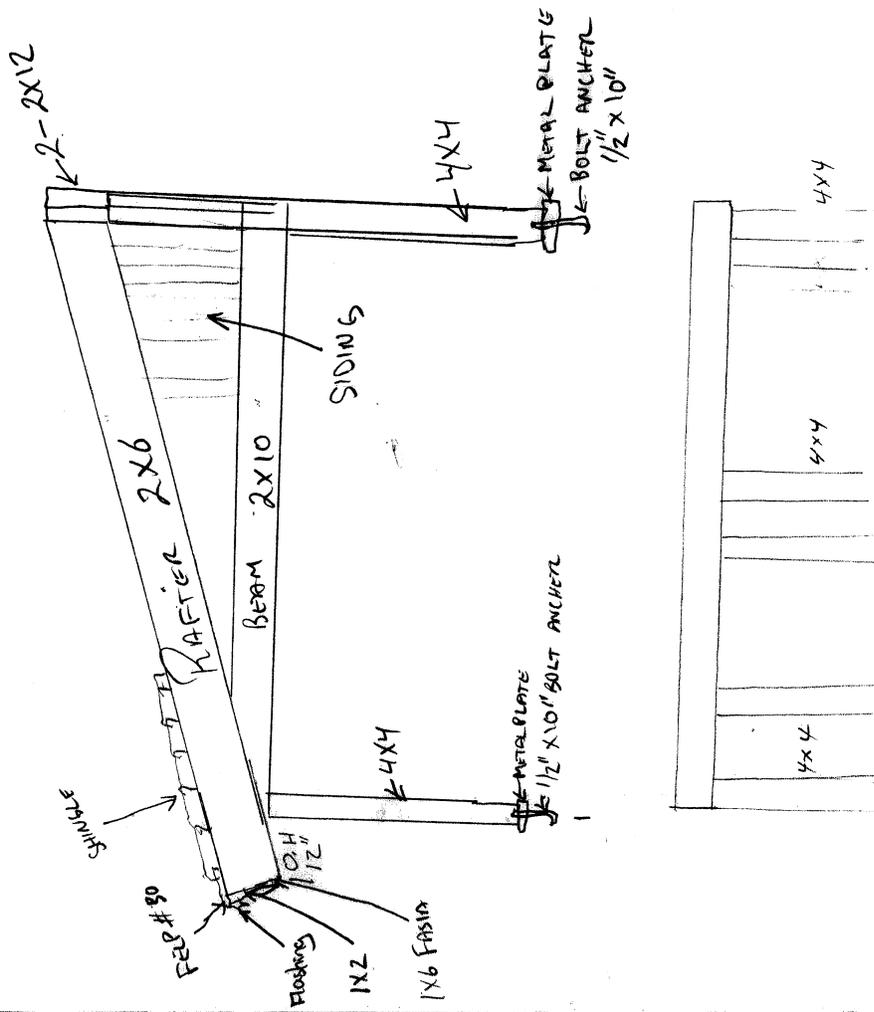
DATE: April 9, 2008

SUBJECT: **ZBA08-00027 – 2637 Tahiti Drive**
Special Exception Q (Carport over a Driveway)

Regarding the above referenced item the Traffic Division has the following comment:

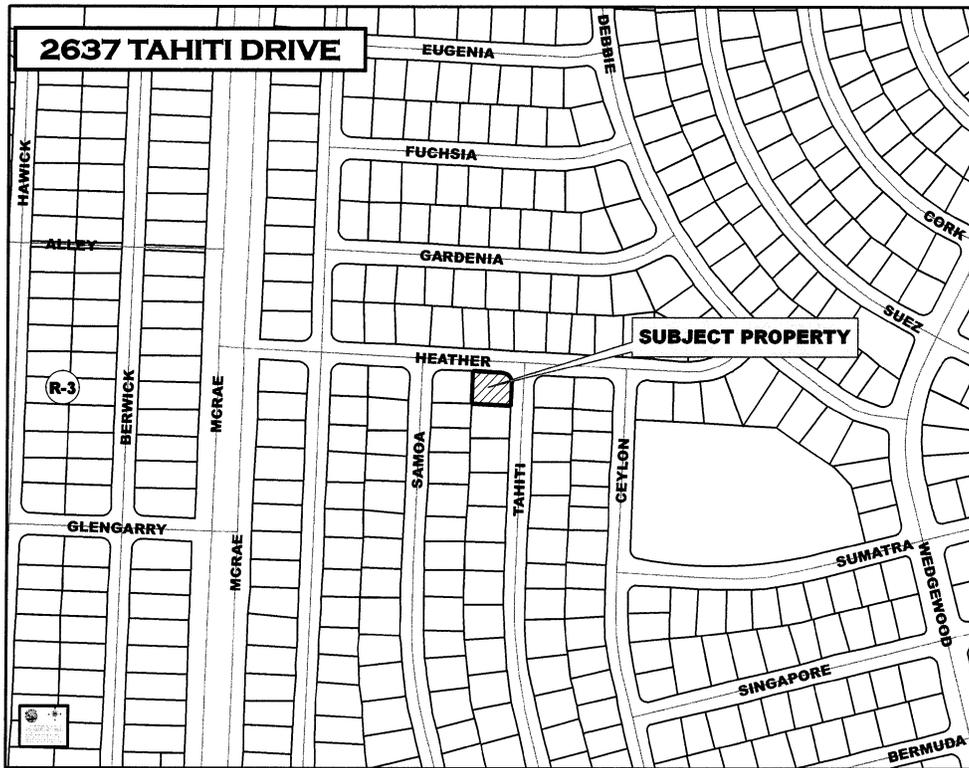
- *No objection to proposed carport over existing driveway.*

Should your office or the applicant have any questions or comments, please contact me at 541-4223.



2637 TAHITI DR

ZONING MAP



NOTIFICATION MAP

