

Applicant requests a Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) in a C-3 (Commercial) zone.

This would permit a 15 percent reduction in the off-street parking requirements for a proposed restaurant.

**BACKGROUND**

The applicant is requesting a 15 percent reduction (2.7 spaces) in off-street parking requirements for a new 1,760 square foot restaurant with a 342 square foot patio area.

In addition to the ZBA parking reduction, the applicant has previously received a 10% administrative parking reduction, totaling 1.8 vehicle parking spaces (20.14.070.D). Additionally, the applicant has provided six additional bicycle parking spaces in lieu of one vehicle parking space, as provided for in 20.14.130. The total of requested and provided vehicle parking space reductions is 5.5 spaces, or 5.

The applicant is pending receipt of a letter from the El Paso Department of Transportation approving the reduction request, as required by Special Exception I.

The Planning Division has not received any communications in support or opposition to the special exception request.

**CALCULATIONS**

Required parking spaces for a 2,102 sq. ft. sit-down restaurant = 18 (1 per 120 GFA, including patio)

Total provided parking spaces= 13

ZBA parking reduction request (15%) = 2.7 spaces

Administrative parking reduction (10%) = 1.8 spaces

Bicycle parking substitution = 1 space

Total requested and provided reductions = 5.5 spaces, or 5

**STAFF RECOMMENDATION**

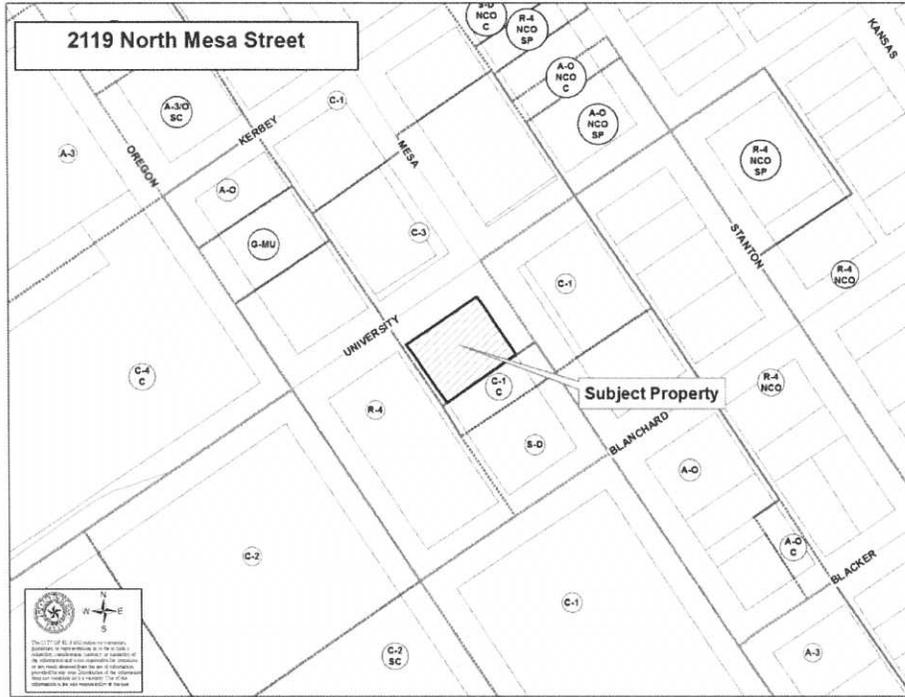
Staff recommendation is pending.

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

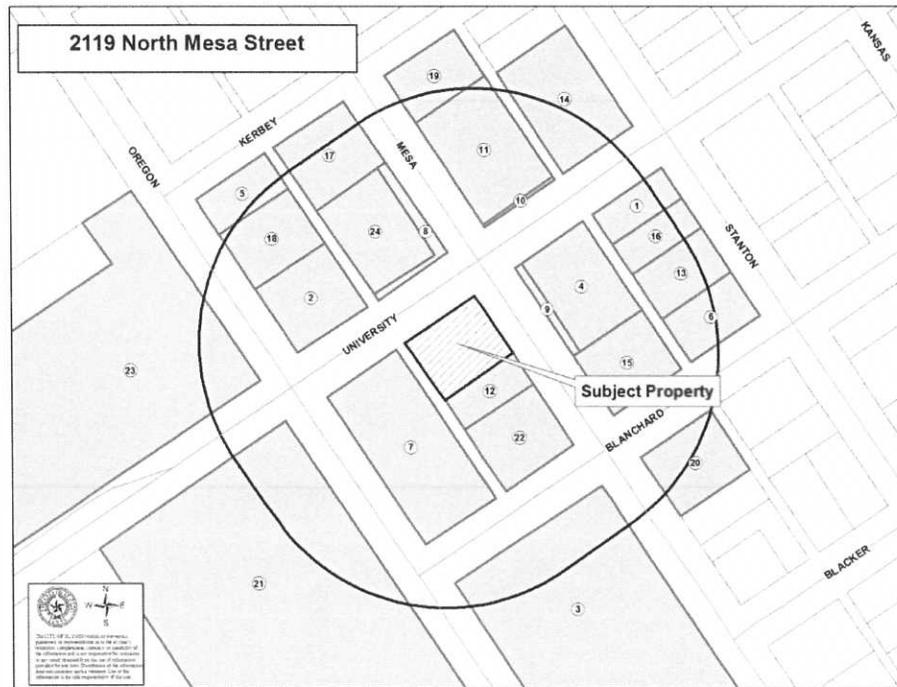
"Authorize the reduction of the off-street parking requirements; provided, however, that:

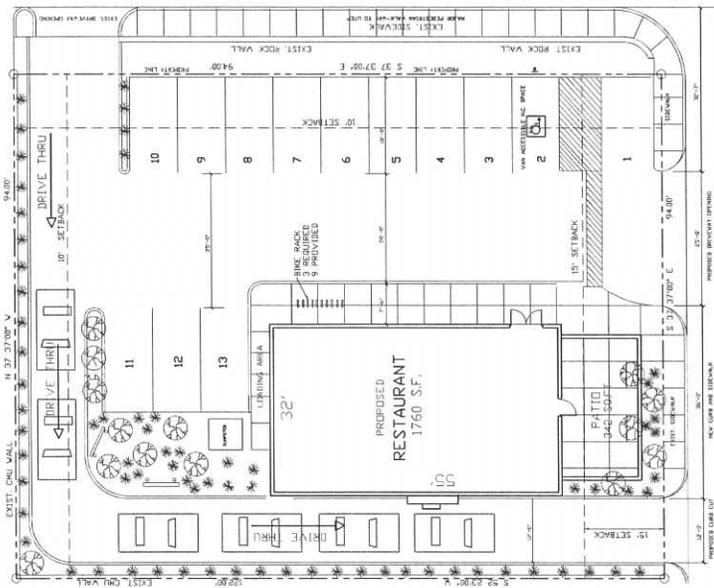
1. The owner shall demonstrate through testimony or documentation that the required number of off- street parking spaces cannot be reasonably accommodated on the property involved; and,
2. The zoning board of adjustment has received the written approval of the city traffic engineer who shall review the request to determine the impact on the surrounding properties. The city traffic engineer may request a parking study in order to determine the impact on the surrounding properties; and,
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent."

# ZONING MAP



# NOTIFICATION MAP





UNIVERSITY AVE.

MESA ST.

2119 W. MESA ST.  
**PROPOSED JOHNNY ROCKETS**  
**SITE PLAN**

SCALE: 1/8" = 1'-0"

2119 N. MESA STREET  
 LEGAL DESCRIPTION:  
 LOTS 7, 8, 9 AND THE SOUTH 1/4 FEET OF LOT 10, BLOCK 153,  
 ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS  
 ZONED: C3  
 REQUESTING 15% PARKING REDUCTION (ZONING APPROVAL)  
 REQUIRED PARKING:  
 2102 SQ. FT. / 120 = 17.6 or 18 spaces

**MESA FOOD GTS LLC**  
 EL PASO, TEXAS

MICHAEL WALKER ARCHITECT  
 P.L.L.C.  
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SEPT. 29, 2015