

Applicant requests a Special Exception under Section 2.16.050 F (Side Street Yard Setback) in a C-3 (Commercial) zone.

This would permit the placement of a water vending machine to be located to within 5 feet of the side street property line.

The required side street yard setback is 10 feet in the C-3 (Commercial) Districts.

BACKGROUND

This request was postponed from the meeting of October 12, 2009, to the meeting of November 9, 2009, so that the applicant could submit a revised site plan. The applicant has submitted a revised site plan and is requesting a reduction in the side street yard setback in order to place a water vending machine in a parking lot to within 5 feet of the side street property line. The Engineering Department-Traffic Division has visited the site and recommends approval based on the removal of curbing at the parking median and two parking spaces in the parking lot in order to provide an adequate driveway aisle.

CALCULATIONS

Required side street yard setback = 10'

Requested side street yard setback = 5'

STAFF RECOMMENDATION

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

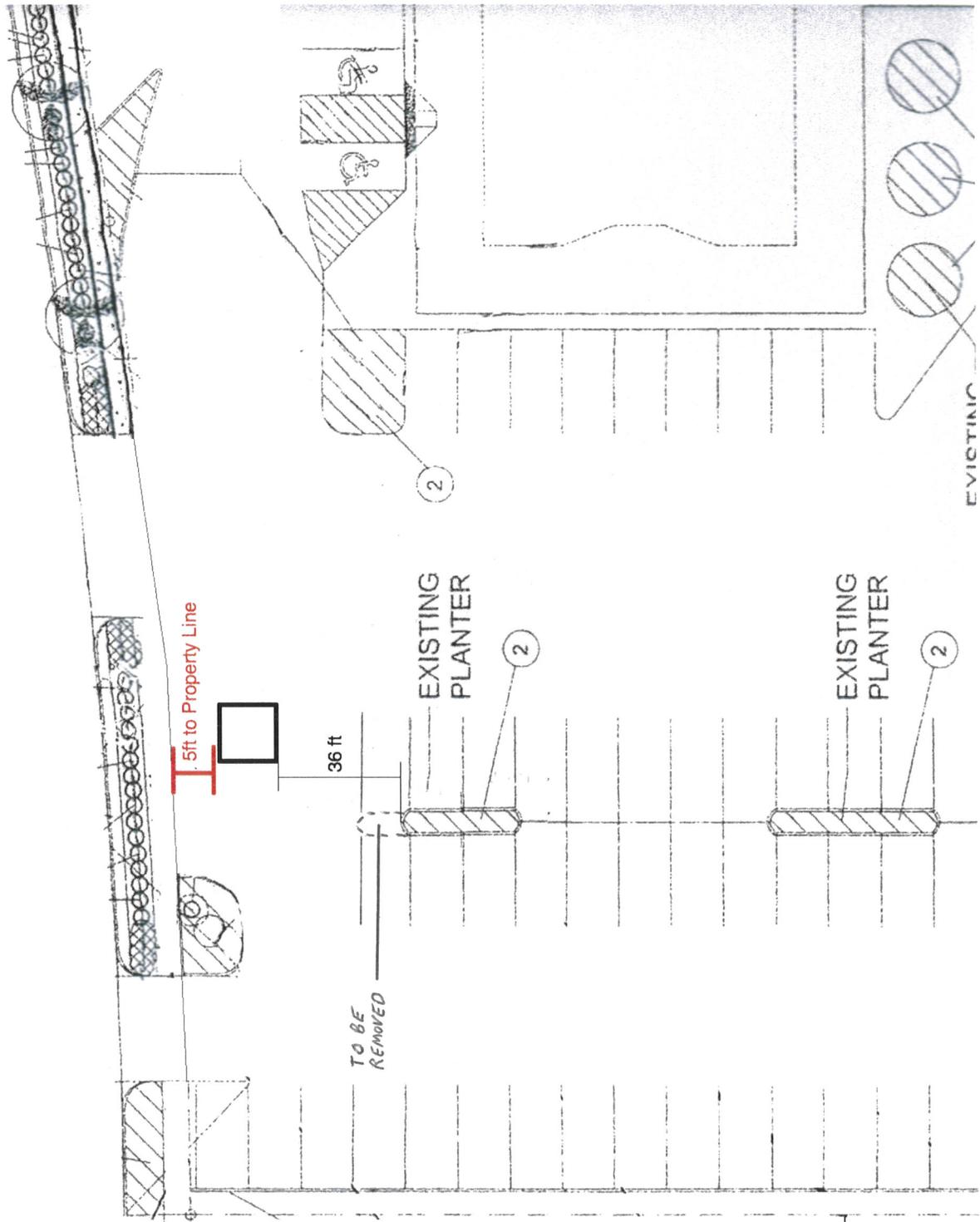
The Zoning Board of Adjustment is empowered under Section 2.16.050 F to:

“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; and,
2. The minimum front and rear setbacks shall not be reduced; and,
3. The zoning board of adjustment has received the written approval, based on traffic safety considerations, of the traffic engineer; and,
4. The proposed modification does not permit the creation of an additional dwelling unit.”

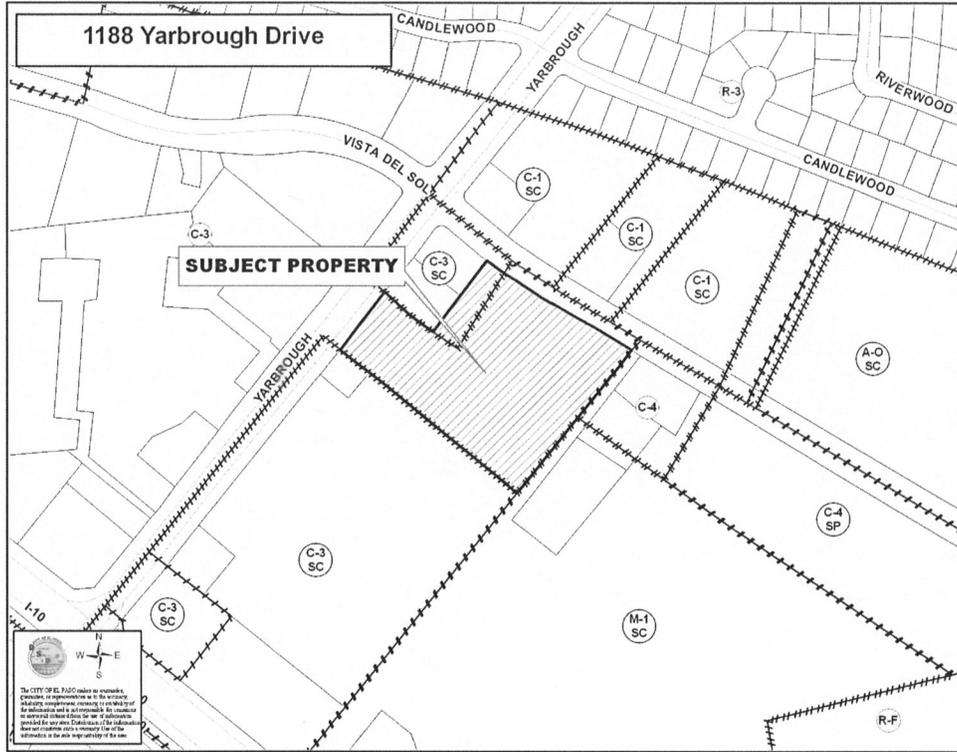
1188 N. Yarbrough
El Paso, TX

VISTA DEL SOL DRIVE



JRGER

ZONING MAP



NOTIFICATION MAP

