

2000 Wyoming

Zoning Board of Adjustment — January 27, 2025



CASE NUMBER: PZBA24-00090 (RECONSIDERATION)
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Alan Russell
REPRESENTATIVE: Priscilla Ortega
LOCATION: 2000 Wyoming Ave. (District 8)
ZONING: M-1 (Light Manufacturing)
REQUEST: Special Exception B (Two or More Nonconforming Lots)
PUBLIC INPUT: One (1) phone call of inquiry received as of January 23, 2025

SUMMARY OF REQUEST: Applicant requests a Special Exception under Section 2.16.050 B (Two or More Nonconforming Lots) permit a proposed vestibule in an M-1 (Light Manufacturing) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the special exception request as the requested encroachment is less than the encroachments into that setback already present on at least two other neighboring properties. The condition is as follows:

That no construction shall happen until the encroachment into right-of-way of the raised dock to the east along Willow Street be addressed.

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Subject Property

0 37.5 75 150 225 300 Feet



Figure A. Aerial of Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special exception to permit the construction of a proposed vestibule, which would extend 7 feet 2 inches into the required 15 feet front yard setback for 79 square feet of total encroachment.

BACKGROUND: The minimum front setback is 15 feet in the M-1 (Light Manufacturing) zone district. The subject property is registered as Legal Non-Conforming for encroachments of the front and street side setbacks, as well for not meeting current parking standards. Aerial photographs indicate there are at least two (2) other properties on the same block that contain structures that encroach their respective fifteen-feet (15') front yard setbacks located at 1900 East Wyoming Avenue (641.72 sq. ft) and 605 Laurel Street (2,559.21 sq. ft). The property at 1900 East Wyoming Avenue is registered as Legal Non-Conforming for the commercial structure that encroaches into the front yard and street side setbacks.

SETBACKS	REQUIRED SETBACK	REQUESTED SETBACK
Front	15 feet	2 feet 11 inches
Rear	10 feet	No Change
Cumulative Front & Rear	N/A	N/A
Side (West)	10 feet	No Change
Street Side (East)	10 feet	No Change
Cumulative Side	N/A	N/A

COMPLIANCE WITH SPECIAL EXCEPTION 2.16.050.B CRITERIA

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 the following criteria is met:

Criteria	Does the Request Comply?
1. The lot is in a legally recorded and developed subdivision of at least ten years;	Yes. The lot is within a legally recorded subdivision of at least ten years.
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;	Yes. Through aerial photos and site visits, it was established that one building on the same block extends 15 feet into the front setback, and another building also extends 15 feet.
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;	Yes. The properties on 1900 East Wyoming Avenue and 604 Laurel Street contain buildings that encroach entirely into their required fifteen-foot (15') front yard setbacks with total encroachment areas of 641.72 square feet and 2,559 square feet, respectively.
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.	Yes. Only applicable lots are being considered.

PUBLIC COMMENT: Public notice was sent on November 26, 2024 and January 16, 2025 to all property owners within 300 feet of the subject property. The Planning Division has received one (1) phone call of inquiry to the special exception request.

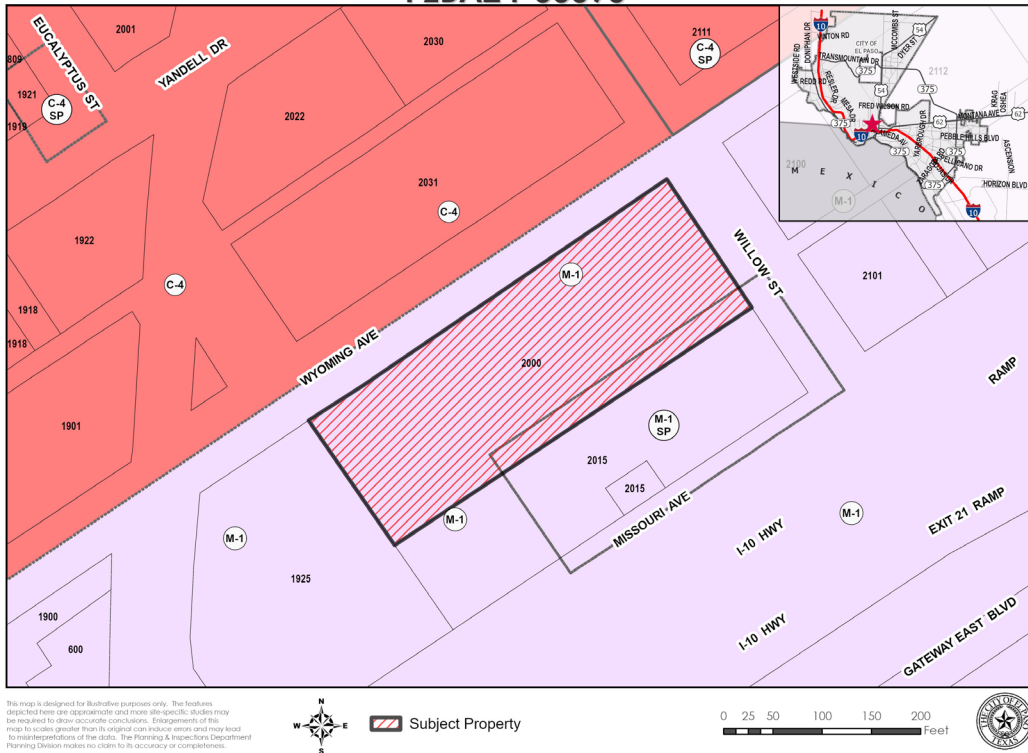
ZONING BOARD OF ADJUSTMENT OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The Zoning Board of Adjustment (ZBA) has the authority to grant a special exception to the zoning code only as provided in El Paso City Code Titles 2 and 20. In evaluating the request, the ZBA may take any of the following actions:

1. **Approval** of the special exception request, finding that the request is in in harmony with the spirit and purposes of Titles 2 and 20, including the preservation of the essential character of the district in which the property is located, that the public convenience and welfare will be substantially served, and that the use of neighboring property will not be substantially injured.
2. **Approval with Modifications** of the special exception request to bring the request into conformance as provided in El Paso City Code Titles 2 and 20 as the board deems appropriate. **(Staff Recommendation)**
3. **Denial** of the special exception request, finding that the request does not conform to the review criteria as provided in El Paso City Code Titles 2 and 20.

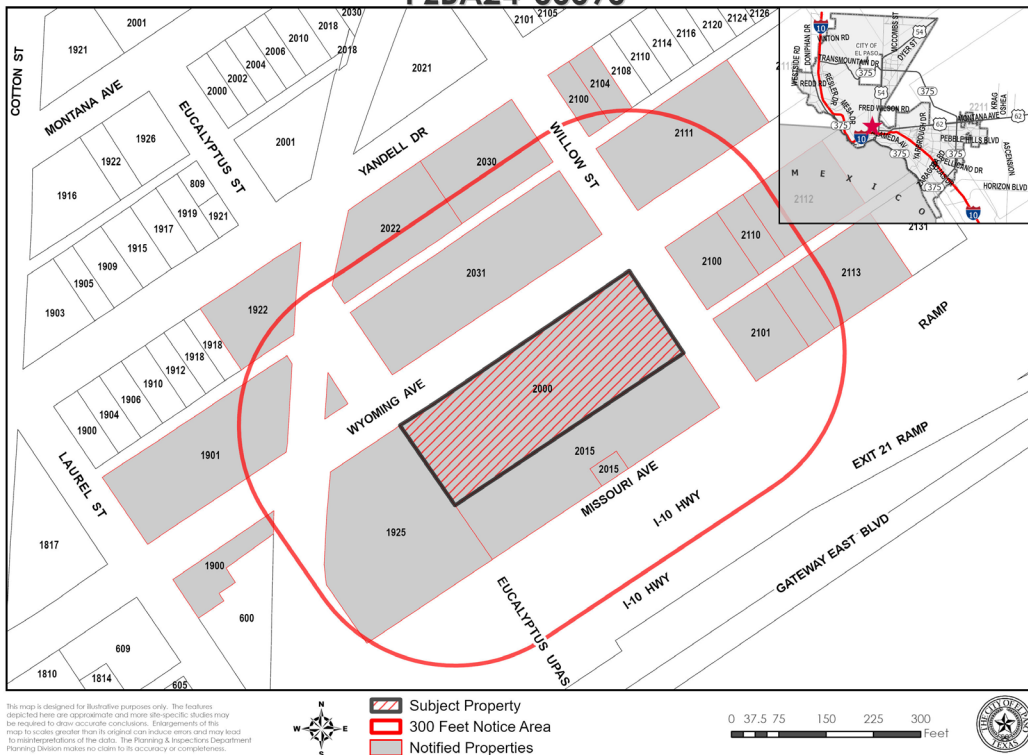
ZONING MAP

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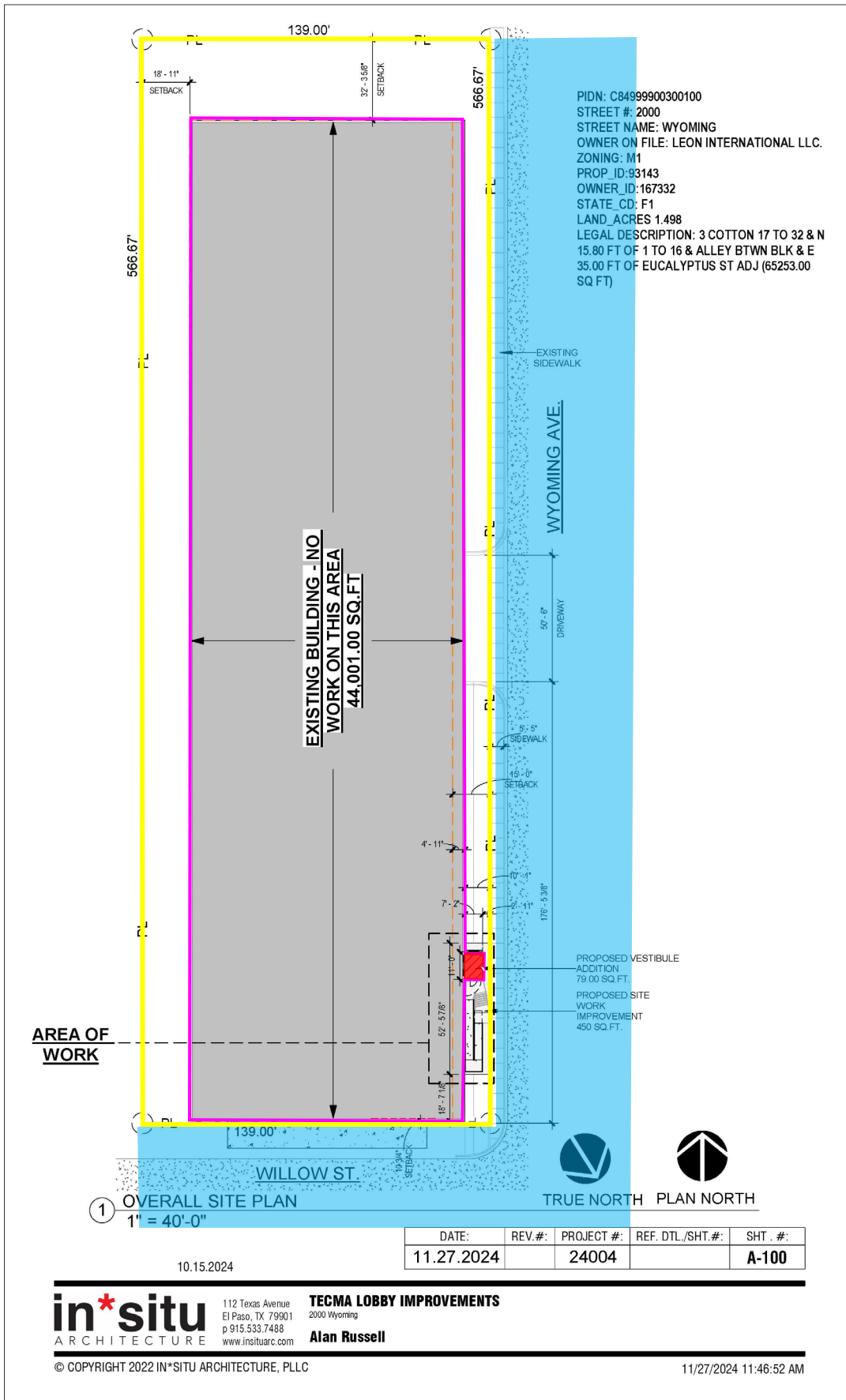


NEIGHBORHOOD NOTIFICATION MAP

PZBA24-00090



SITE PLAN



NONCONFORMING LOTS

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Subject Property

0 30 60 120 180 240 Feet



NONCONFORMING LOT 1

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Subject Property

0 5 10 20 30 40 Feet



NONCONFORMING LOT 2

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Subject Property

0 12.5 25 50 75 100 Feet

