



ITEM 37

1755 Zaragoza Rd. Special Permit

PZST21-00018



Strategic Goal 3.

Promote the Visual Image of
El Paso



Recommendation

- Staff recommends approval of the special permit request
- City Plan Commission recommends approval (7-0)

PZST21-00018



Aerial



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

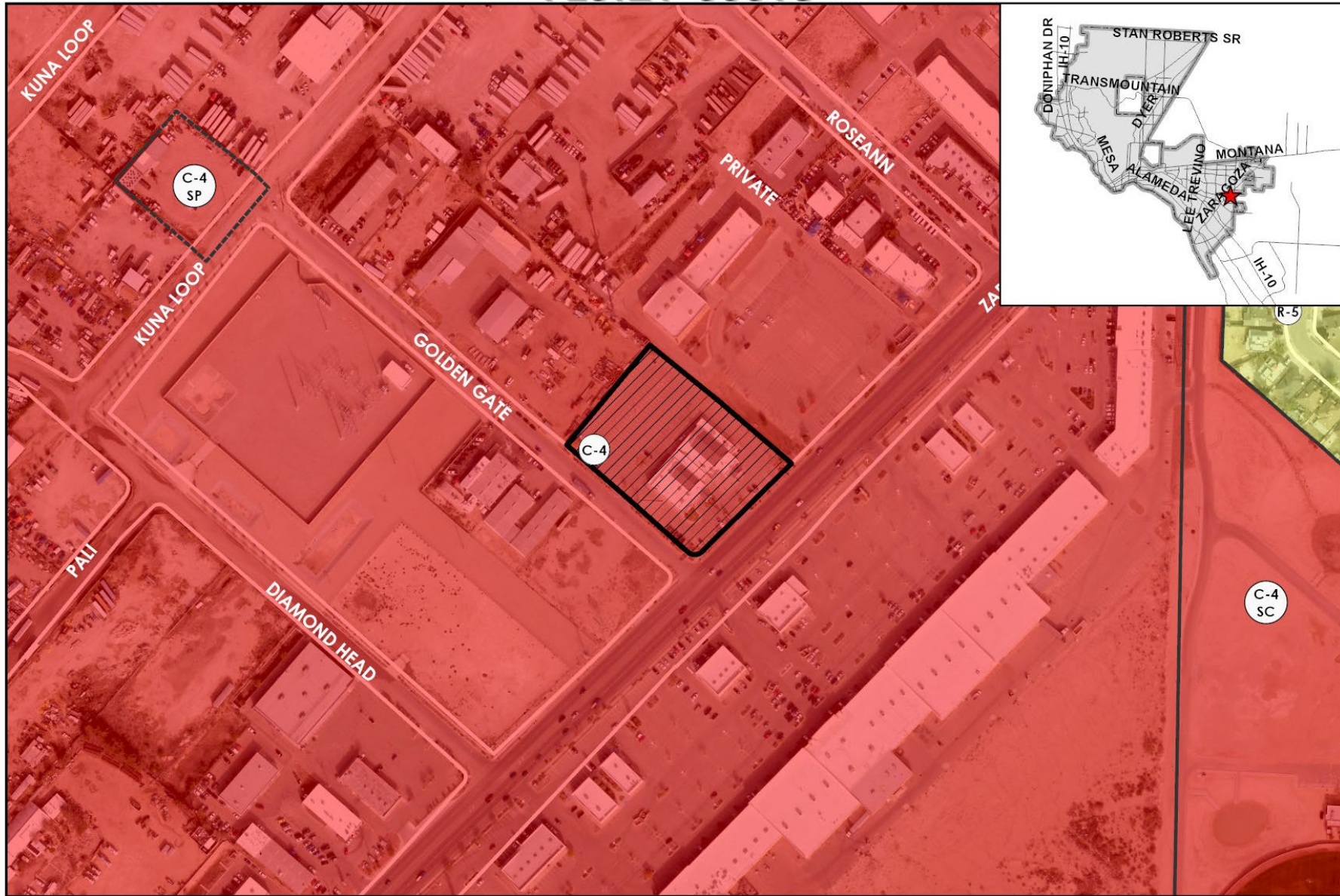


 Subject Property

0 60 120 240 360 480 Feet



Existing Zoning



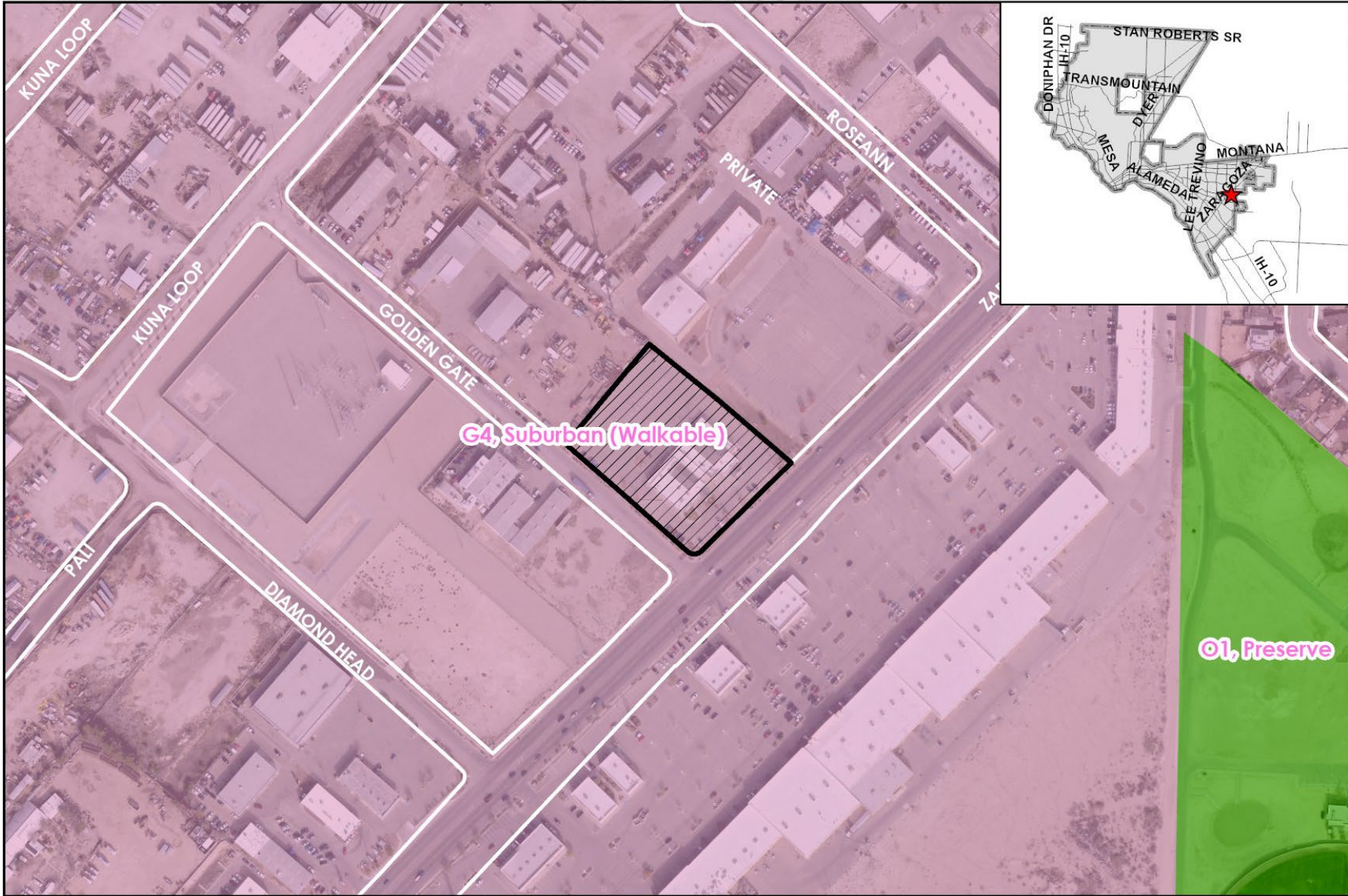
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Subject Property



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Future Land Use

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 Subject Property





- IMPROVEMENT KEYED NOTES**
- ① EXISTING CONCRETE SIDEWALK TO REMAIN
 - ② EXISTING PARKING SPACES TO REMAIN
 - ③ EXISTING LANDSCAPE AREA TO REMAIN
 - ④ EXISTING DRIVEWAY TO REMAIN
 - ⑤ EXISTING H.C. PARKING TO REMAIN
 - ⑥ EXISTING CANOPY TO REMAIN
 - ⑦ EXISTING FUNERAL SIGN TO REMAIN
 - ⑧ EXISTING ASPHALT PAVING TO REMAIN
 - ⑨ EXISTING CONCRETE APPROX TO REMAIN
 - ⑩ EXISTING CHAIN LINK FENCE TO REMAIN
 - ⑪ EXISTING BICYCLE RACK TO REMAIN
 - ⑫ EXISTING ACCESS FOR H.C. FROM THE STREET
 - ⑬ EXISTING COMPASTER LOCATION
 - ⑭ EXISTING PEDESTRIAN ACCESS FROM THE STREET

CODE DATA:

Legal Description:
 LOTS 4 AND 7, BLOCK 2,
 GOLDEN GATE COMMERCIAL PARK
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS.
 Zoning: C-4

Setbacks:
 Front - 15'-0"
 Rear - 10'-0"
 Interior Side - 10'-0"

PARKING SPACES:
 EXISTING - 193 EXISTING PARKING SPACES

OCCUPANCY:
 ASSEMBLY - A-3

PARKING REQUIRED: MAX. - MIN.
 FUNERAL HOME 100 - 144
 STORAGE 5,000 - 7,200

FUNERAL AREAS 10,248 / 130 = 102; 10,248 / 144 = 71
& OFFICES

STORAGE 6,992 / 5000 = 1.39; 6,992 / 7200 = 0.97
TOTAL PARKING REQUIRED 100 MAX. : 72 MIN.

EXISTING PARKING SPACES:
 STANDARD - 9' X 20' = 187 PARKING SPACES
 H.C. AS SHOWN = 6 PARKING SPACES
TOTAL = 193 PARKING SPACES

BICYCLE REQUIRED FOR FUNERAL HOME - 3 SPACES
BICYCLE REQUIRED FOR STORAGE - NONE
BICYCLE RACK PROVIDED - ONE

LANDSCAPING REQUIREMENTS:
 BASED ON TENANT IMPROVEMENTS
 ADDITION - TENANT IMPROVEMENT: 600 S.F. X 0.15% = 90 S.F.
 AREA REQUIRED: 90 S.F.
 AREA PROVIDED: 90 S.F. *

- * EXISTING LANDSCAPING BASED ON CODE 2003
 LOT: 150,352 S.F. X 7.0% = 7,424 S.F.
 * EXISTING LANDSCAPING = 6,748 S.F.
- * PROPOSED LANDSCAPING REQUIREMENTS, CODE 2021 = 90 S.F.
 * PROPOSED LANDSCAPING TO BE INCORPORATED IN EXISTING AREA

LANDSCAPING SUMMARY:

ITEM	REQUIRED	PROVIDED	REMARKS
AREA	90 S.F.	* 90 S.F.	PROPOSED LANDSCAPING TO BE INCORPORATED IN EXISTING LANDSCAPING. NEW TREES AND SHRUBS TO BE INSTALLED WITH EXISTING IRRIGATION SYSTEM
PROJECT TREES	1	0	2" CAL 10' HGT. SUBSTITUTION: 4 PROJECT TREES FOR 20-3 GAL SHRUBS
30 FT. TREES	N/A	N/A	
BUFFER TREES	N/A	N/A	
PARKING TREES	N/A	N/A	EXISTING PARKING
5 GAL SHRUBS	45	25	SUBSTITUTION: 20 = 0 GAL SHRUBS WITH 4 PROJECT TREES

ALL AREAS TO RECEIVE MULCH SHALL BE DROPPED 1" BELOW BALKS OR CURBS.
 MULCH OR ROCK TO BE 2" DEEP ABOVE WEED BARRIER, AS PER SPEC.
 TYPAR-SPUNBONDED POLYPROPYLENE, STYLE NO. 3201 AS MANUFACTURED
 BY DUPONT, OR APPROVED EQUAL, 9 MILS, 1.9 OZ./YD., FREE OF HOLES AND TEARS

NOTE:

ALL EXISTING ELEMENTS AND BUILDING WERE PREVIOUSLY APPROVED BY THE CITY OF EL PASO IN TWO DIFFERENT PERMITS.

TYPE OF CONSTRUCTION:

Type V-B un sprinklered per table 601 (EXISTING)

BUILDING AREA ALLOWED:
 19,081.65 S.F.

EXISTING AREAS
FUNERAL AREAS 10,248.00 S.F.
& OFFICES

STORAGE 6,992.00 S.F.
TOTAL 17,240.00 S.F.

FIRE PROTECTION:
 NOT REQUIRED.
FIRE PROTECTION REQUIRED - NONE

STRUCTURAL = 0 Hr.
BEARING WALLS = 0 Hr.
NON BEARING WALLS = 0 Hr.
ROOF CONSTRUCTION = 0 Hr.

EXISTING LANDSCAPE AREA - 8,748.20 S.F.

DATE: 12-01-2021
 DRAWN BY: JG
 CHECKED BY: JG
 TITLE: EXISTING DETAIL SITE PLAN
 FILE NO.:
 REV. NO.:
 The City of El Paso is an Equal Opportunity Employer. All individuals are encouraged to apply. For more information, please contact the City of El Paso, Human Resources Department, 10111 20th St., El Paso, TX 79905.

DATE SIGNED:
 12-01-2021
 PROJECT NUMBER:
 21-259

EXISTING DETAIL SITE PLAN
 MT. CARMEL FUNERAL HOMES
 1755 N. ZARAGOZA
 EL PASO, TEXAS 79936

6009 STARVIEW DRIVE
 EL PASO, TEXAS 79912
 (915) 796-0148
 agonzalez@arturoa.com
ARTURO A. GONZALEZ

A0.0



Detailed Site Plan



Subject Property



1755 N. Zaragoza Rd.

Surrounding Development



N



W

S

E

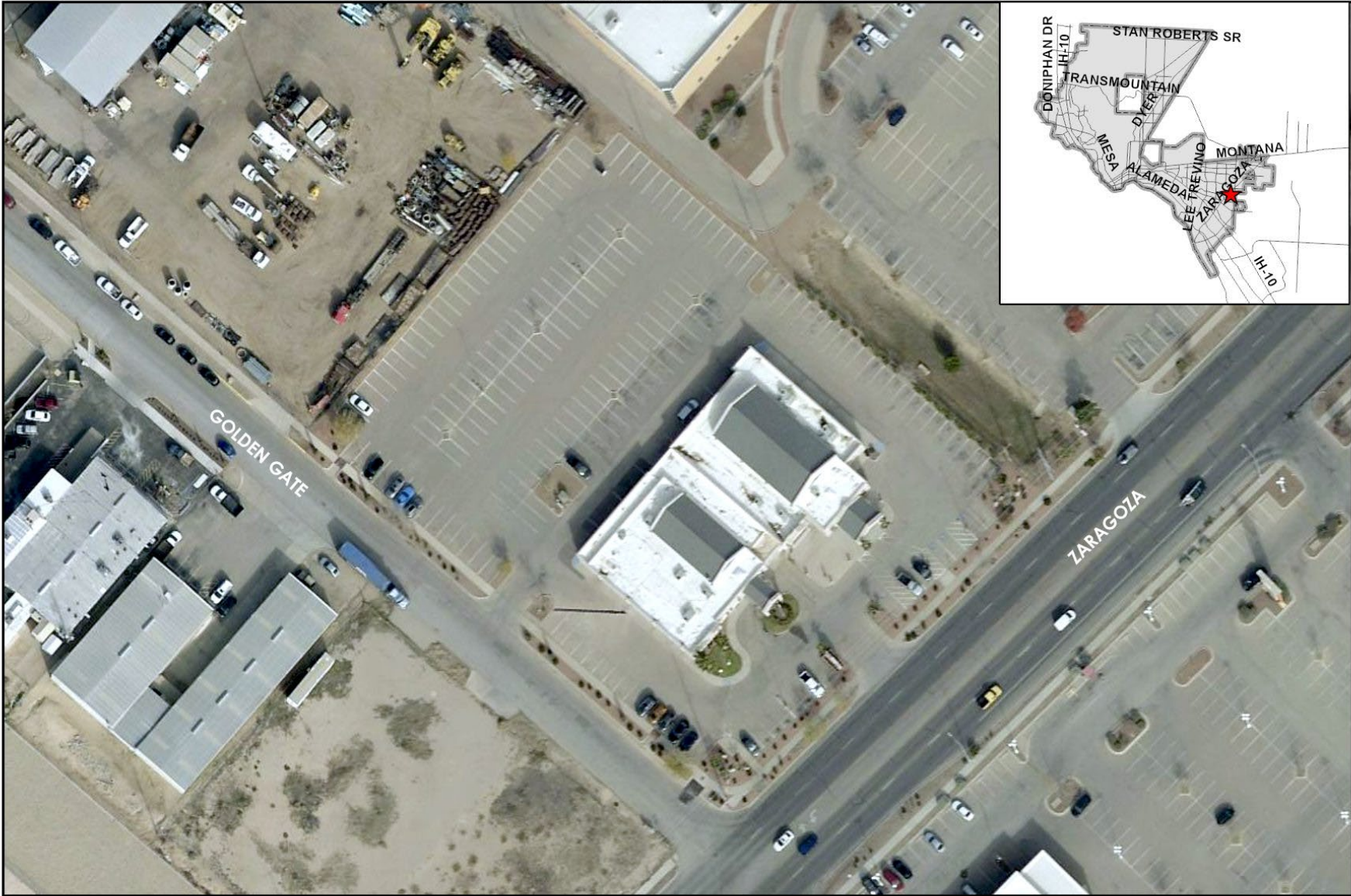


Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- The Planning Division has not received any communications in support nor opposition to the request.



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0 15 30 60 90 120 Feet





Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People