



ITEM 25

# 223 Silverwood Way Special Permit

PZST23-00010



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



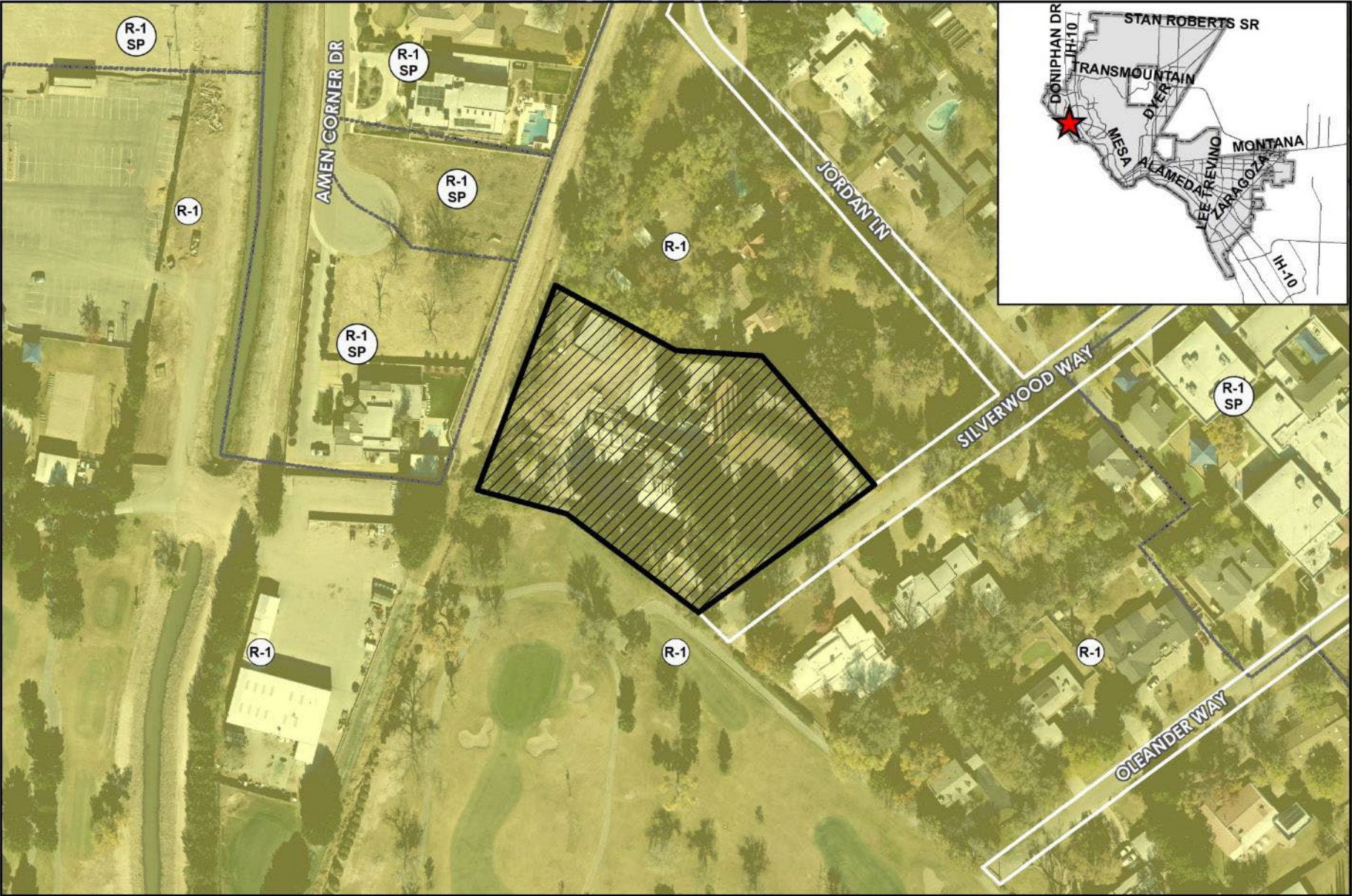
# Aerial

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





# Existing Zoning

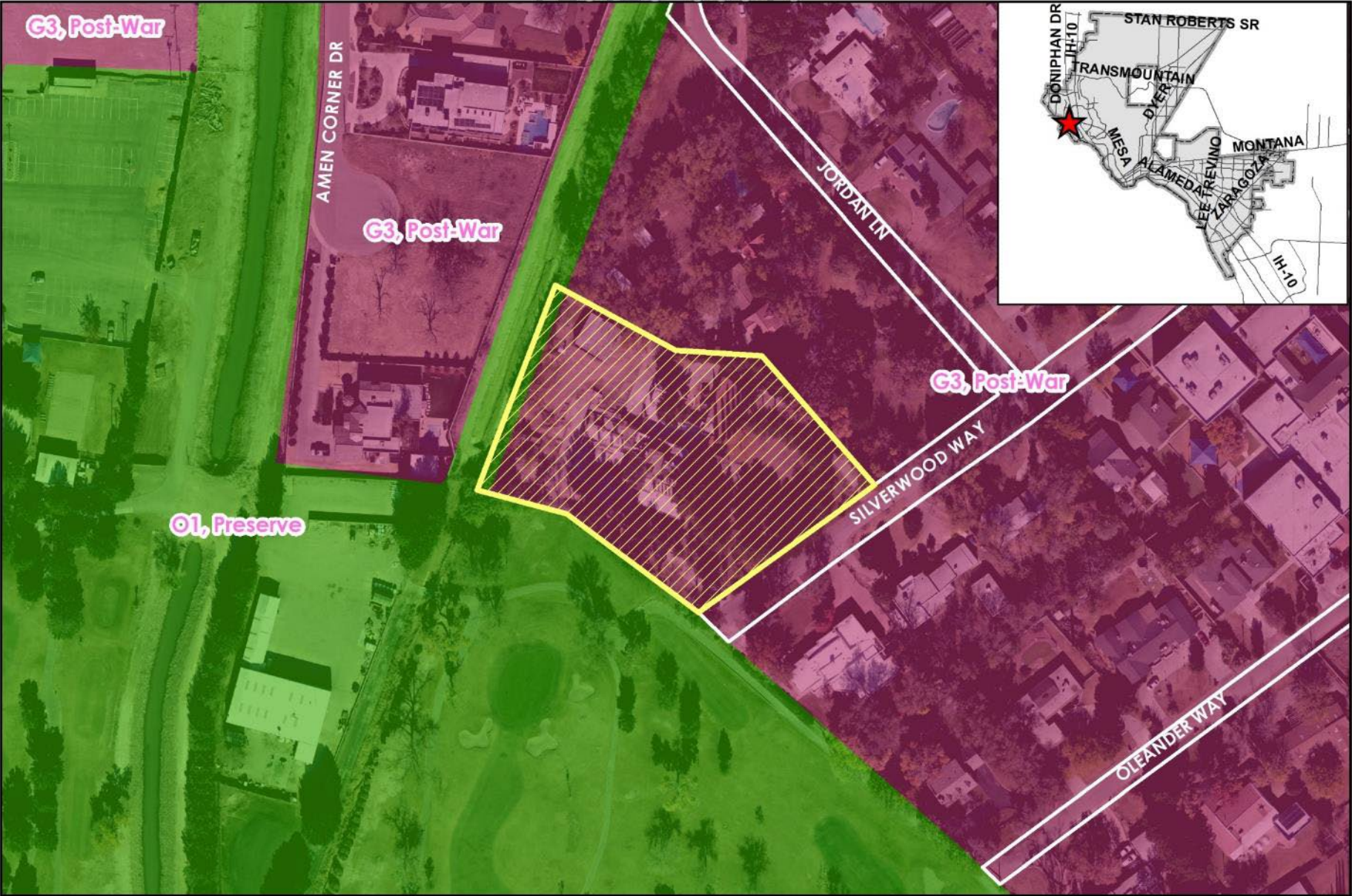
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Subject Property



# PZST23-00010



# Future Land Use

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 Subject Property





Project: \_\_\_\_\_  
 Structural Engineer:  
**Harder Structural Eng.**  
 2903 Federal Ave.  
 El Paso, TX 79902  
 915.787.2622

Registered:  
**Ravis Engineering**  
 3732 Texas Ave.  
 El Paso, TX 79905  
 915.528.6880

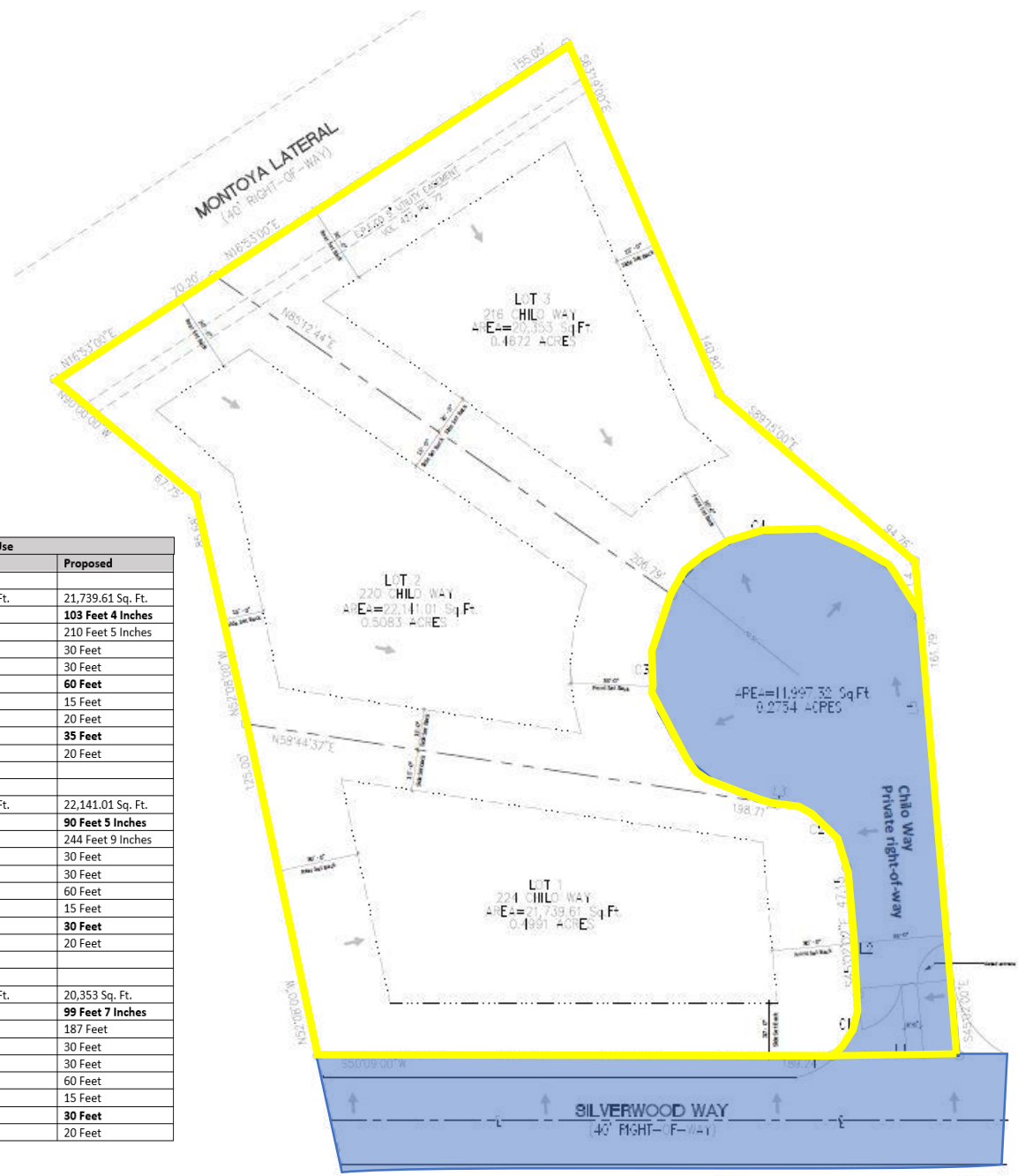
No.	Date	Description

# Detailed Site Development Plan

## Detailed Site Development Plan

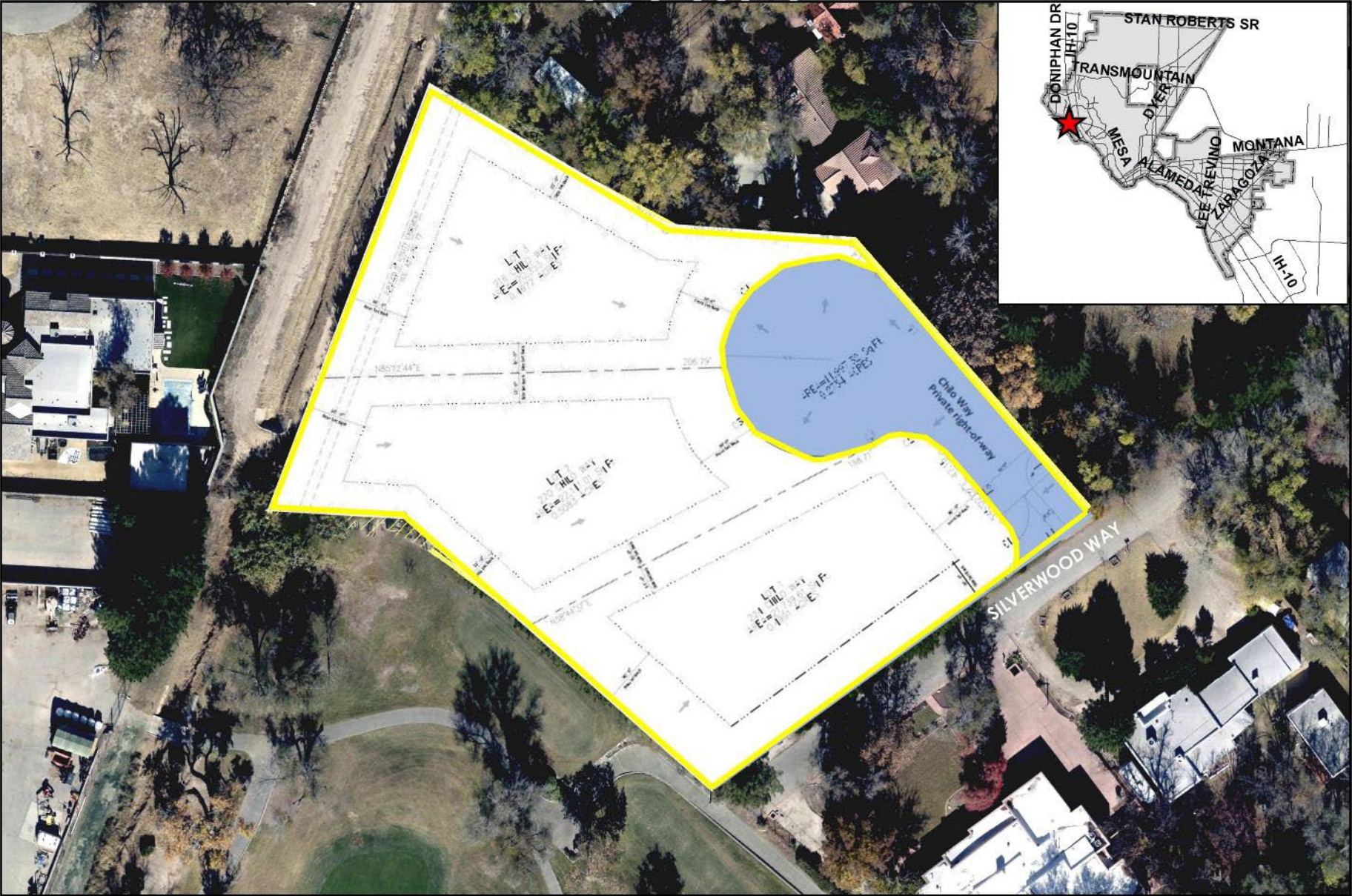
Project Name: 222-032  
 Date: 07/13/2024  
 Scale: 1/8" = 1'-0"  
 Drawing No: A-100

R-1 (District) Zone District - Use		
Density/Dimensional Standard	Required	Proposed
<b>LOT 1</b>		
Lot Area (min.)	20,000 Sq. Ft.	21,739.61 Sq. Ft.
Lot Width (average min.)	125 Feet	103 Feet 4 Inches
Lot Depth (min.)	150 Feet	210 Feet 5 Inches
Front Yard Setback (min.)	30 Feet	30 Feet
Rear Yard Setback (min.)	30 Feet	30 Feet
Cumulative Front & Rear Yard Setback (min.)	100 Feet	60 Feet
Side Yard Setback (min.)	15 Feet	15 Feet
Side Street Yard Setback (min.)	20 Feet	20 Feet
Cumulative Side Yard Setback (min.)	40 Feet	35 Feet
Height (max.)	35 Feet	20 Feet
<b>LOT 2</b>		
Lot Area (min.)	20,000 Sq. Ft.	22,141.01 Sq. Ft.
Lot Width (average min.)	125 Feet	90 Feet 5 Inches
Lot Depth (min.)	150 Feet	244 Feet 9 Inches
Front Yard Setback (min.)	30 Feet	30 Feet
Rear Yard Setback (min.)	30 Feet	30 Feet
Cumulative Front & Rear Yard Setback (min.)	100 Feet	60 Feet
Side Yard Setback (min.)	15 Feet	15 Feet
Cumulative Side Yard Setback (min.)	40 Feet	30 Feet
Height (max.)	35 Feet	20 Feet
<b>LOT 3</b>		
Lot Area (min.)	20,000 Sq. Ft.	20,353 Sq. Ft.
Lot Width (average min.)	125 Feet	99 Feet 7 Inches
Lot Depth (min.)	150 Feet	187 Feet
Front Yard Setback (min.)	30 Feet	30 Feet
Rear Yard Setback (min.)	30 Feet	30 Feet
Cumulative Front & Rear Yard Setback (min.)	100 Feet	60 Feet
Side Yard Setback (min.)	15 Feet	15 Feet
Cumulative Side Yard Setback (min.)	40 Feet	30 Feet
Height (max.)	35 Feet	20 Feet



<b>General Notes:</b> 1. All setbacks shall be to the proposed site address. 2. Utility lines are shown as indicated. 3. Easements are shown as indicated.	<b>Legend:</b> --- Proposed Site --- Property Line --- Utility Location	 Overall Site Plan Scale: 1/8" = 1'-0" Page 1
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# Aerial with Site Plan

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 Subject Property



# Subject Property



# Surrounding Development



N



W

S

E





# Public Input

- Notices were mailed to property owners within 300 feet on July 12, 2023.
- The Planning Division has received 2 in person comments and 1 email in support in support of the special permit request, and 2 emails in opposition to the special permit request.





## Recommendation

- Staff and CPC (7-0) recommend **approval** of the special permit and detailed site development plan requests



## Mission

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



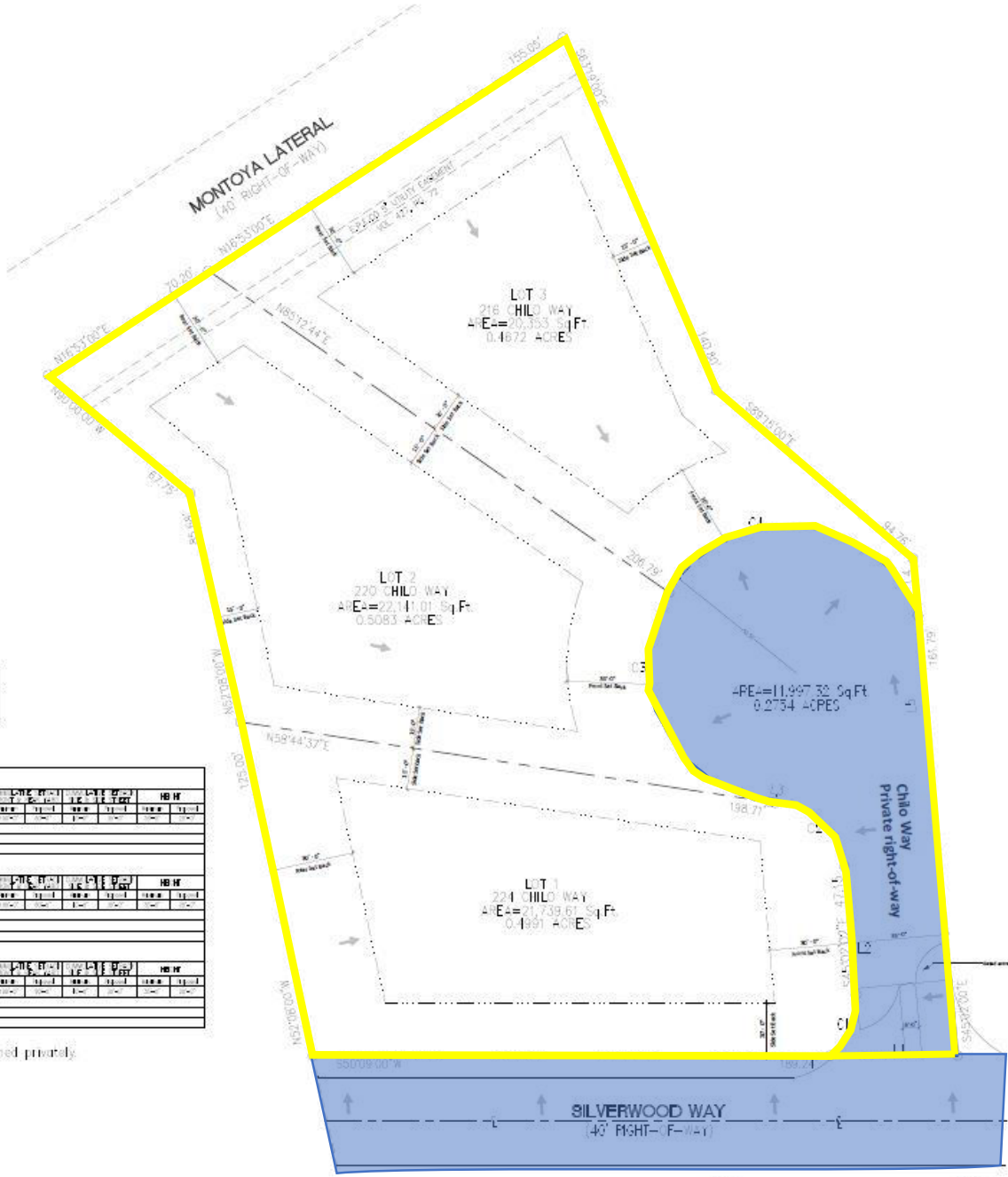
## Vision

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



**LEGAL DESCRIPTION**

PORTION OF LOTS 1-3 TO BE SPLIT TO 16 LOTS AND 40' R.O.W. OF SILVERWOOD WAY TO BE SPLIT TO 4 LOTS AND 40' R.O.W.

Lot 1 Information											
FIN	EQ-1	SE	EQ-2	TE	EQ-3	TE	TOT	EQ-4	TE	EQ-5	HB/IF
Lot 2 Information											
FIN	EQ-1	SE	EQ-2	TE	EQ-3	TE	TOT	EQ-4	TE	EQ-5	HB/IF
Lot 3 Information											
FIN	EQ-1	SE	EQ-2	TE	EQ-3	TE	TOT	EQ-4	TE	EQ-5	HB/IF

Final and Post-construction runoff will be retained privately.

- General Notes**
- All existing utilities and proposed new utilities.
  - Setbacks are preliminary.
  - Final setbacks.
- Legend: Site Plan**
- Proposed Site
  - Property Line
  - Utility Location



Engineer:  
**Harder Structural Eng.**  
2903 Federal Ave.  
El Paso, TX 79905  
915.783.0622

Geotechnical Engineer:  
**Raxis Engineering**  
1312 Texas Ave.  
El Paso, TX 79901  
915.528.6460

No.	Date	Description

Detailed Site Development Plan

Site Plan Date / Title: 07/13/2018 / CDMP 2018  
 Revision Number: 222-032  
 Sheet Number: A-100

# Conceptual Plan

