PICTURE 3 - STREET FACING

PICTURE 5 - EXISTING STRUCTURE (OFFICE)

PICTURE 7 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)

PICTURE 2 - YARD FACING

PICTURE 4 - EXISTING STRUCTURE (OFFICE)

PICTURE 6 - EXISTING STRUCTURE (WATCHMAN'S DWELLING)

PICTURE 1 - FRONT FACING GATEWAY

PROJECT SITE SUMMARY

LEGAL DESCRIPTION:
PORTION OF TRACT 22B, SUNRISE ACRES SUBDIVISION
CITY OF EL PASO, TEXAS, EL PASO COUNTY, TEXAS

ZONING

ZONING:
C-2, COMMERCIAL DISTRICT

USE:
CONTRACTOR YARD (SMALL) - 2.05
DWELLING, RESIDENT WATCHMAN - 13.10

MINIMUM LOT SIZE:
NOT APPLICABLE

MINIMUM AVERAGE LOT WIDTH:
NOT APPLICABLE

MINIMUM LOT DEPTH:
NOT APPLICABLE

BUILDING SETBACKS:
FRONT - 0'
SIDE - 10' WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT
PROPOSED SIDE STREET - 0'
PROPOSED REAR - 0'

MAXIMUM HEIGHT LIMITATION:
35'

AUTOMOBILE PARKING:
CONTRACTOR YARD (LESS THAN ONE ACRE)
MINIMUM: 2,150 SF / 1,440 SF GFA = 1.5
MAXIMUM: 2,150 SF / 1,000 SF GFA = 2.2
DWELLING WATCHMAN = 2/DWELLING UNIT
TOTAL REQUIRED = 3.5 (MIN.) OR 4.2 (MAX.)

PROPOSED: 4 PARKING SPACES
INCLUDES 1 ACCESSIBLE SPACE

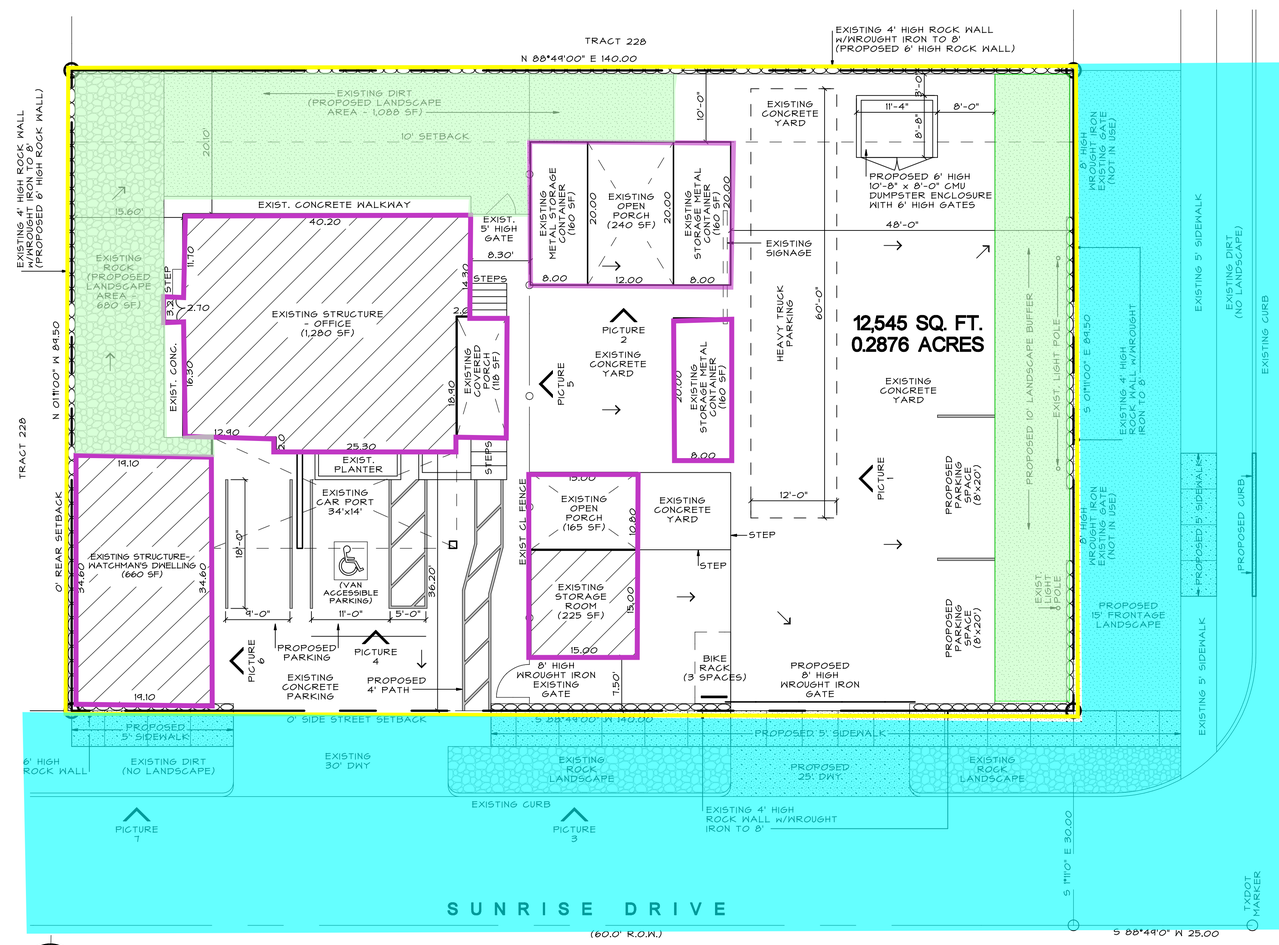
HEAVY TRUCK TRAILER: 1 SPACE
BICYCLE: 3 SPACE RACK TO BE PROVIDED

LANDSCAPE:
REQUIRED - 12,530-1,440 = 10,590 SF x 15% = 1,588 SF
PROPOSED - 1,768 SF (WITHIN PROPERTY)

LEGEND

→ - PROPOSED DRAINAGE DIRECTION

^ PICTURE 2 - ELEVATION PICTURES



DETAILED SITE DEVELOPMENT PLAN

1" = 10'-0"

tectonic
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ARCHITECT
TEXAS REG. #25944

INCOMPLETE DRAWING
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
8/27/2025

DETAILED SITE DEVELOPMENT PLAN for 8701 GATEWAY SOUTH
EL PASO, TEXAS 79904

REVISIONS
1 -

PROJECT NO.
24.0701

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