



ITEM 27

911 Tays Special Permit

PZST25-00009

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST25-00009



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

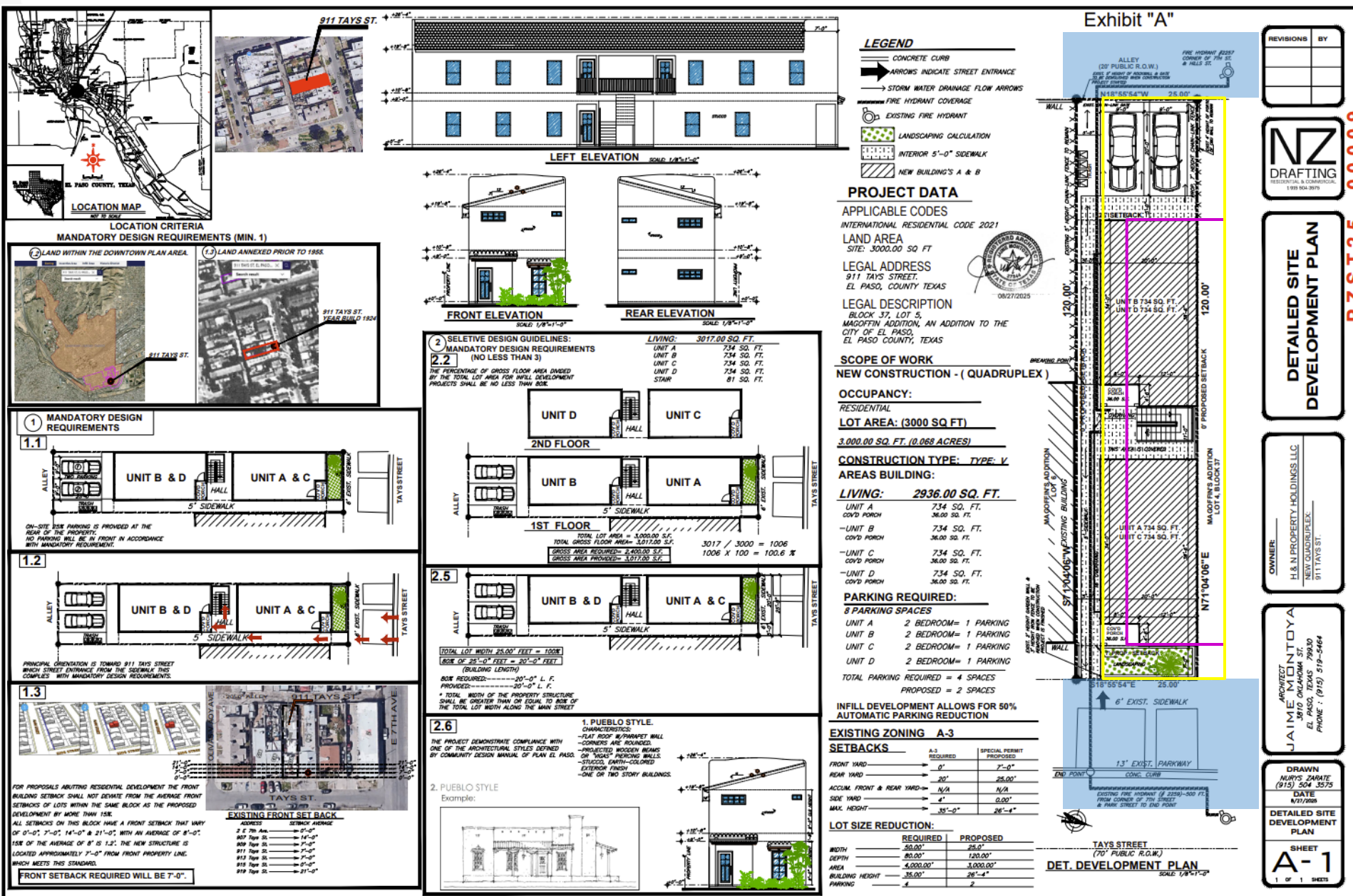
0 10 20 40 60 80
Feet

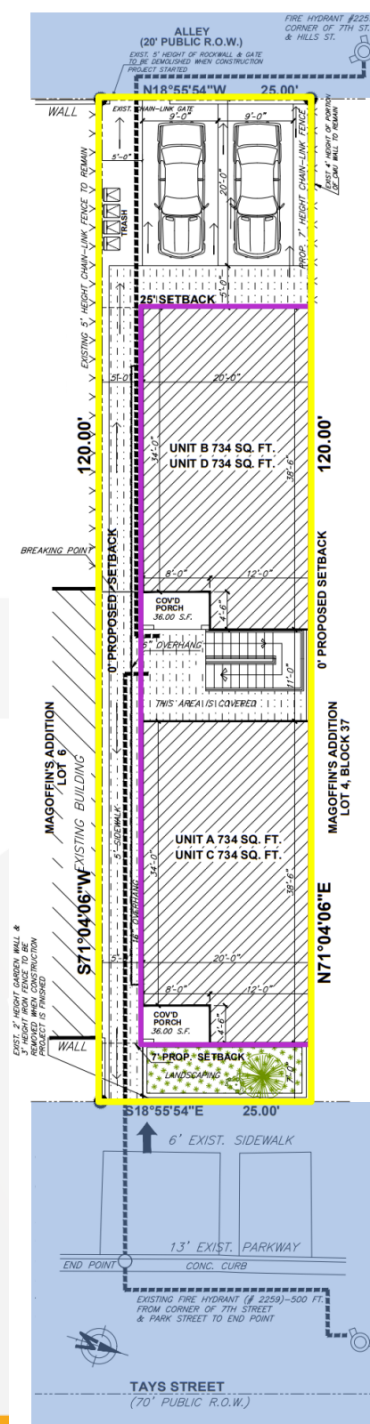




Existing Zoning







A-3 (Apartment) Zone District – Quadraplex		
Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	4,000 sq. ft. *	3,000 sq. ft.
Lot Width (average min.)	50'	25'
Lot Depth (min.)	80'	120'
Front Yard Setback (min.)	Min. 6.8'; Max. 9.2' **	7'
Rear Yard Setback (min.)	20'	No Change
Side Yard Setback (min.)	4'	0'

* There shall be no minimum area requirement for lots within an infill development (20.10.280.I)

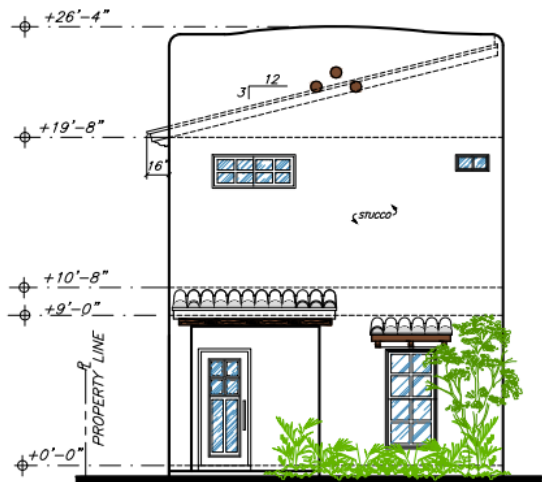
** Average required per Infill Development guidelines (±15% deviation)

Note: bold indicated requested reductions

Detailed Site Plan

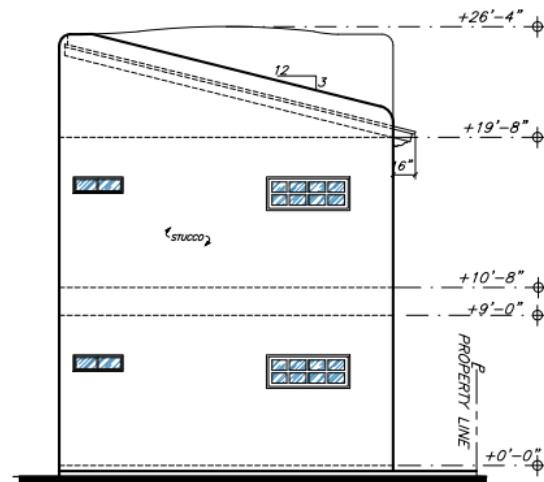


LEFT ELEVATION SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

Elevations
Max Height: 26'-4"

Aerial with
Site Plan



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 Subject Property

0 10 20 40 60 80 Feet



Subject Property



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Surrounding Development

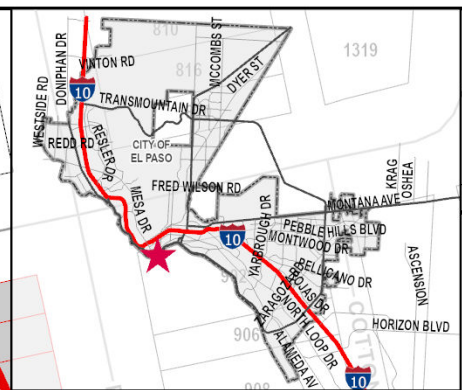
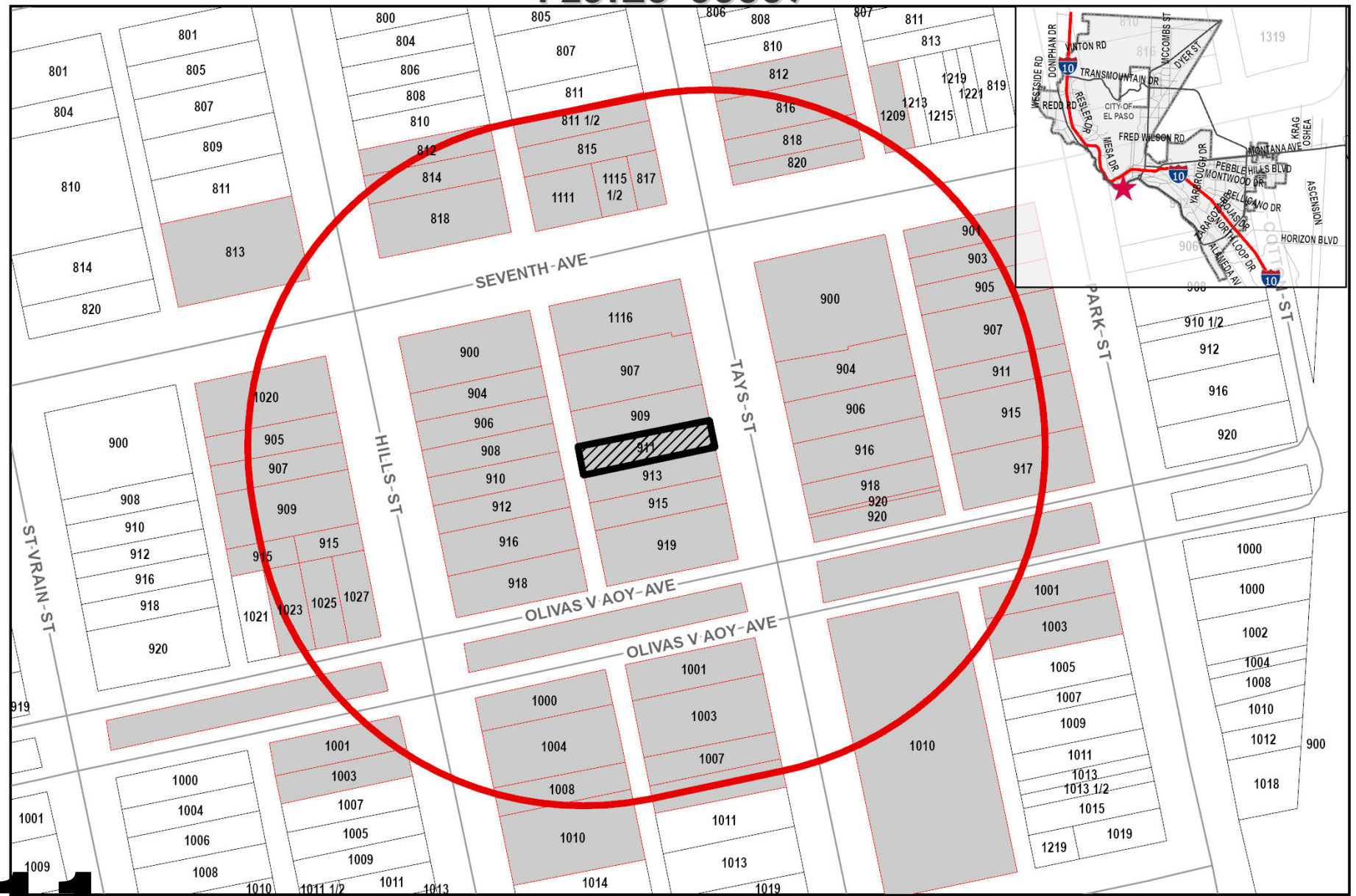


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Public Input

- Applicant notified the El Paso Central Business Association, Sunrise Civic Group, and Southside Neighborhood Association.
- Notices were mailed to property owners within 300 feet on September 12, 2025.
- The Planning Division has not received any communications in support or opposition to the request.





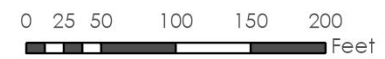
Notice Map
53 Notices
65 Properties

11

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





Recommendation

Staff and CPC (6-0) recommended **approval** of the special permit and detailed site plan request.



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