



ITEM 34

903 Park Street Special Permit

PZST24-00016

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST24-00016



Aerial



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 Subject Property

0 10 20 40 60 80 Feet



PZST24-00016



Existing Zoning

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 Subject Property

0 10 20 40 60 80 Feet





1 LOCATION MAP
Scale: N/A



1.1 PROJECT LOCATION
Scale: N/A

PROJECT DATA
APPLICABLE CODES
 INTERNATIONAL RESIDENTIAL CODE 2021
 INTERNATIONAL FIRE CODE 2021
 BUILD YEAR = 1924

PROJECT ADDRESS
 903 PARK ST.
 EL PASO, TEXAS 79901

LEGAL DESCRIPTION
 38 MAGGIEFF LOT 9 (3,000.00 S.F.)

CONSTRUCTION TYPE:
 TYPE V-B

BUILDING AREA: TOTAL AREA 2,403.00 S.F.

SCOPE OF WORK
 NEW TRIPLEX
 1-BUILDING - 3 UNITS

OCCUPANCY
 TRIPLEX
 UNIT #1-3 BEDROOMS
 UNIT #2-3 BEDROOMS
 UNIT #3-3 BEDROOMS

LAND AREA
 TOTAL AREA = 3,000 S.F.
 ACRES AREA = 0.07

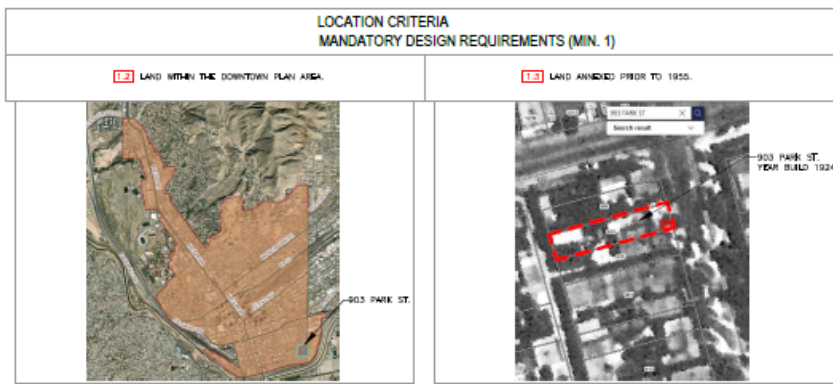
SPACE	AREA Sq.Ft.
UNIT-1	951.00 S.F.
FRONT PORCH AREA	48.00 S.F.
UNIT-2	550.00 S.F.
UNIT-3	791.00 S.F.
STAIRS AREA	63.00 S.F.

PARKING REQUIRED
 TRIPLEX
 SPECIAL PERMIT 100% PARKING REDUCTION

PARKING PROVIDED = 2 PARKING SPACES	BICYCLE RACK PROVIDED = 3 BICYCLE
PROVIDED = 1 PARKING SPACES	
1 HANDICAP PARKING LOT	

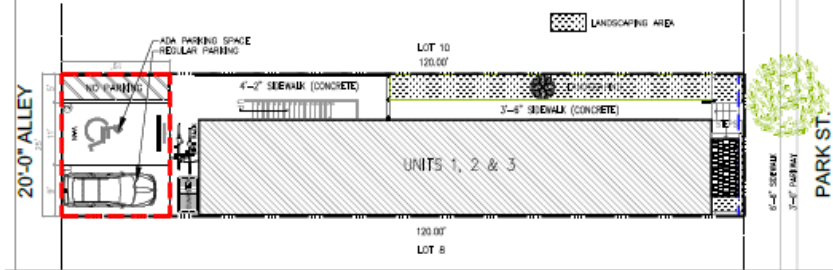
ZONING	
CURRENT ZONING: A-3	REQUIRED ZONING: A-3
SET BACKS	SETBACKS
FRONT YARD	20'-0"
REAR YARD	25'-0"
CUR. FRONT & REAR YARD	N/A
SIDE YARD	10'-0"
REAR STREET	10'-0"
REAR YARD	35'-0"

LOT SIZE REDUCTION			
AREA	LOT WIDTH	LOT DEPTH	LOT AREA
AREA REQUIRED	40'-0"	60'-0"	2,400.00 S.F.
AREA PROVIDED	25'-0"	125'-0"	3,000.00 S.F.

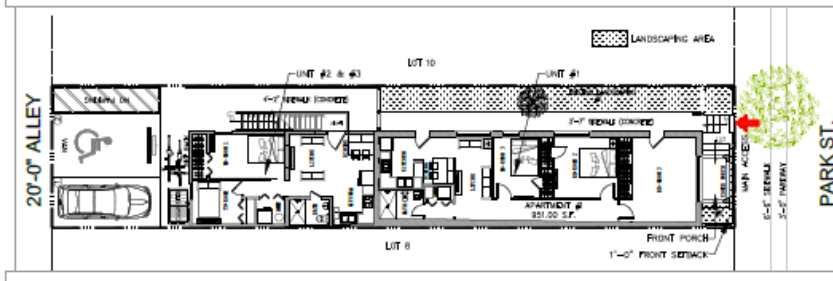


① DESIGN CRITERIA MANDATORY DESIGN REQUIREMENTS (ALL 3)

1.1 ON-SITE SURFACE PARKING IS PROVIDED AT THE REAR OF THE PROPERTY AND WHEN POSSIBLE ACCESSIBLE VIA ALLEY. NO PARKING WILL BE IN FRONT (PARK ST.) IN ACCORDANCE WITH MANDATORY REQUIREMENT.



1.2 BUILDINGS SHALL BE PLACED ON THE PARCEL SUCH THAT THE PRINCIPAL ORIENTATION IS TOWARD THE MAIN STREET AND THE PRINCIPAL ENTRANCE IS FROM THE SIDEWALK.



1.3 FOR PROPOSALS ADJUTING EXISTING RESIDENTIAL DEVELOPMENT THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 15%.

ALL SETBACKS ON THIS BLOCK HAVE A FRONT SETBACK THAT VARY OF 0'-0", 4'-0", 6'-0", WITH AN AVERAGE OF 1.1'. 15% OF THE AVERAGE OF 1.1' IS 0.16'. THE NEW STRUCTURE IS LOCATED APPROXIMATELY 5'-0" FROM FRONT PROPERTY LINE.

WHICH MEETS THE STANDARD.

FRONT SETBACK REQUIRED WILL BE 1'-0".

ADDRESS	SETBACK AVERAGE
901 Park St.	0'-0"
903 Park St.	0'-0"
905 Park St.	0'-0"
907/909 Park St.	0'-0"
911 Park St.	0'-0"
913 Park St.	0'-0"
915 Park St.	0'-0"
917 Park St.	0'-0"
919 Park St.	0'-0"

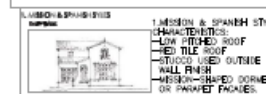


(2) SELECTIVE DESIGN GUIDELINES MANDATORY DESIGN REQUIREMENTS (NO LESS THAN 3)

2.1 THE PERCENTAGE OF GROSS FLOOR AREA (DIVIDED BY THE TOTAL LOT AREA FOR INFILL DEVELOPMENT PROJECTS) SHALL BE NO LESS THAN 30%.

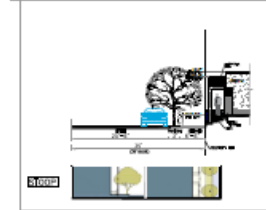
SPACE	AREA Sq.Ft.
UNIT-1	951.00 S.F.
FRONT PORCH AREA	48.00 S.F.
UNIT-2	550.00 S.F.
UNIT-3	791.00 S.F.
STAIRS AREA	63.00 S.F.
TOTAL GROSS FLOOR AREA	2,403.00 S.F.
TOTAL LOT AREA	3,000.00 S.F.
GROSS AREA REQUIRED	2,400.00 S.F.
GROSS AREA PROVIDED	2,403.00 S.F.

2.2 PROJECT DEVELOPMENT SHALL COMPLY WITH ONE OF THE ARCHITECTURAL STYLES DERIVED BY COMMUNITY DESIGN MANUAL OF PLAN EL PASO.

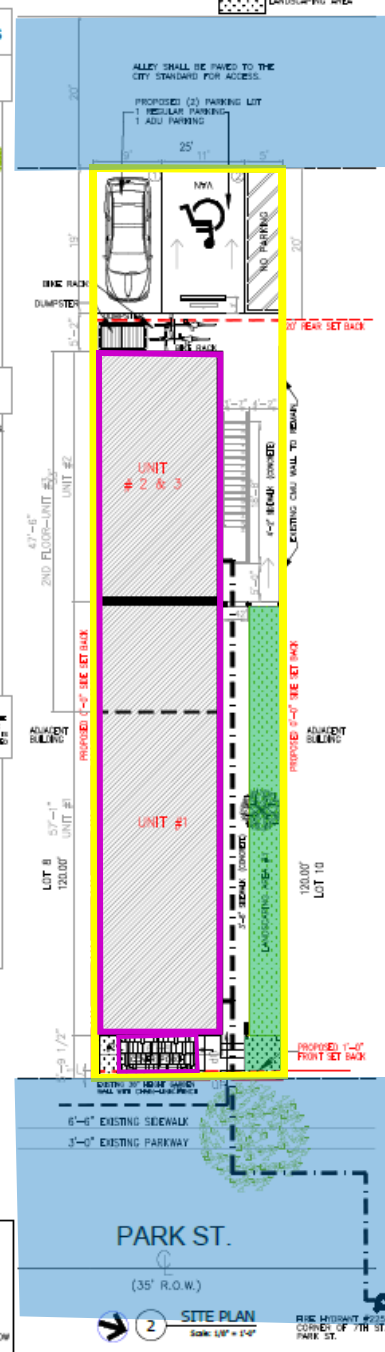
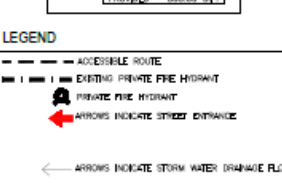


2.3 PRIVATE FRONTAGE TYPES IN TITLE 31 - TITLE 7.

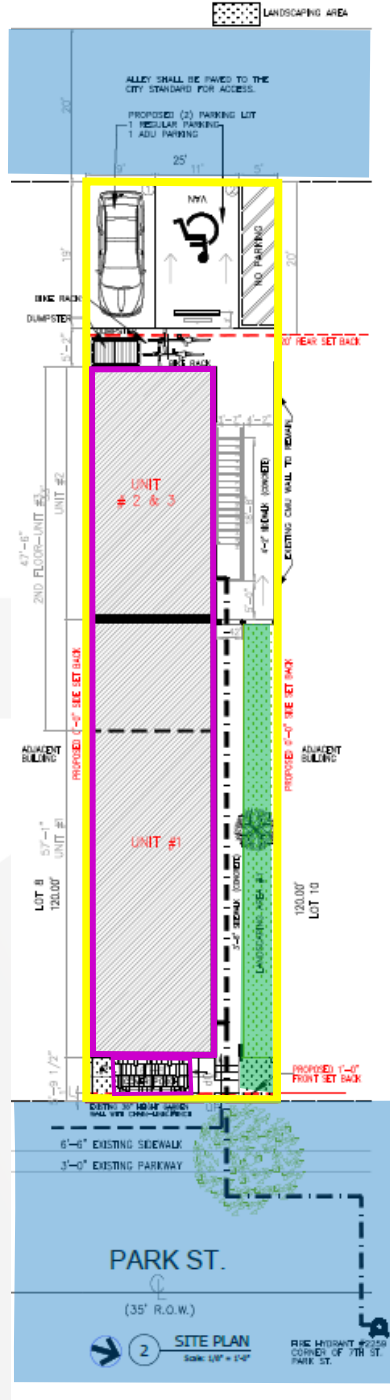
2.4 PROVIDE THE PLACE IS ADJACENT TO THE PROPERTY LINE WITH THE FRONT SETBACK FROM THE SIDEWALK. PROVIDE THE PLACE IS ADJACENT TO THE PROPERTY LINE WITH THE FRONT SETBACK FROM THE SIDEWALK. PROVIDE THE PLACE IS ADJACENT TO THE PROPERTY LINE WITH THE FRONT SETBACK FROM THE SIDEWALK.



LANDSCAPING CALCULATION	
LOT AREA	3,000.00 S.F.
TOTAL BUILDING AREA	2,340.00 S.F.
3,000.00 - 2,340.00 =	660.00 S.F.
660.00 x 15%	99.00 S.F.
AREA #1	280.00 S.F.
AREA #2	30.00 S.F.
TOTAL AREA	309.00 S.F.
REQUIRED	99.00 S.F.
PROVIDED	309.00 S.F.



Detailed Site Plan



Density/Dimensional Standard A-3 (Apartment) Zone District - Other Permitted Uses (Triplex)	Required	Proposed
Lot area	2,400 sq. ft.	No change
Lot width	40 ft.	25 ft.
Lot depth	60 ft.	No change
Front yard setback	1.1 ft.*	1 ft
Rear yard setback	25 ft.	20 Ft.
Side yard setback	15 ft.	0 ft.

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

Note: Bold indicates requested reductions

Parking Study



903 PARK ST. SPECIAL PERMIT PARKING SURVEY

DATE	TOTAL AVAILABLE SPACES				TOTAL PARKING LOTS
	35 TAYS ST.	32 PARK ST.	8 S. COTTON ST.	28 E 7th AVE.	103
TIME	OCCUPIED	OCCUPIED	OCCUPIED	OCCUPIED	TOTAL OCCUPIED
7:00 AM	20	28	0	12	60
8:00 AM	17	26	1	16	60
9:00 AM	17	22	0	18	57
10:00 AM	18	22	0	17	57
11:00 AM	18	21	0	18	57
12:00 AM	17	19	1	14	51
1:00 PM	17	17	1	14	49
2:00 PM	17	21	0	13	51
3:00 PM	20	18	1	11	50
4:00 PM	20	17	0	12	49
5:00 PM	20	20	3	19	62
6:00 PM	21	23	1	17	62
7:00 PM	23	21	1	15	60



PROJECT LOCATION

Scale: N/A

ON STREET PARKING FACILITIES WITHIN 300 FEET RADIUS FROM 903 PARK ST. 12-90° PARKING SPACES ON TAYS ST. 91-PARALLEL PARKING SPACES. 103 ON AND OFF STREET PARKING SPACES.

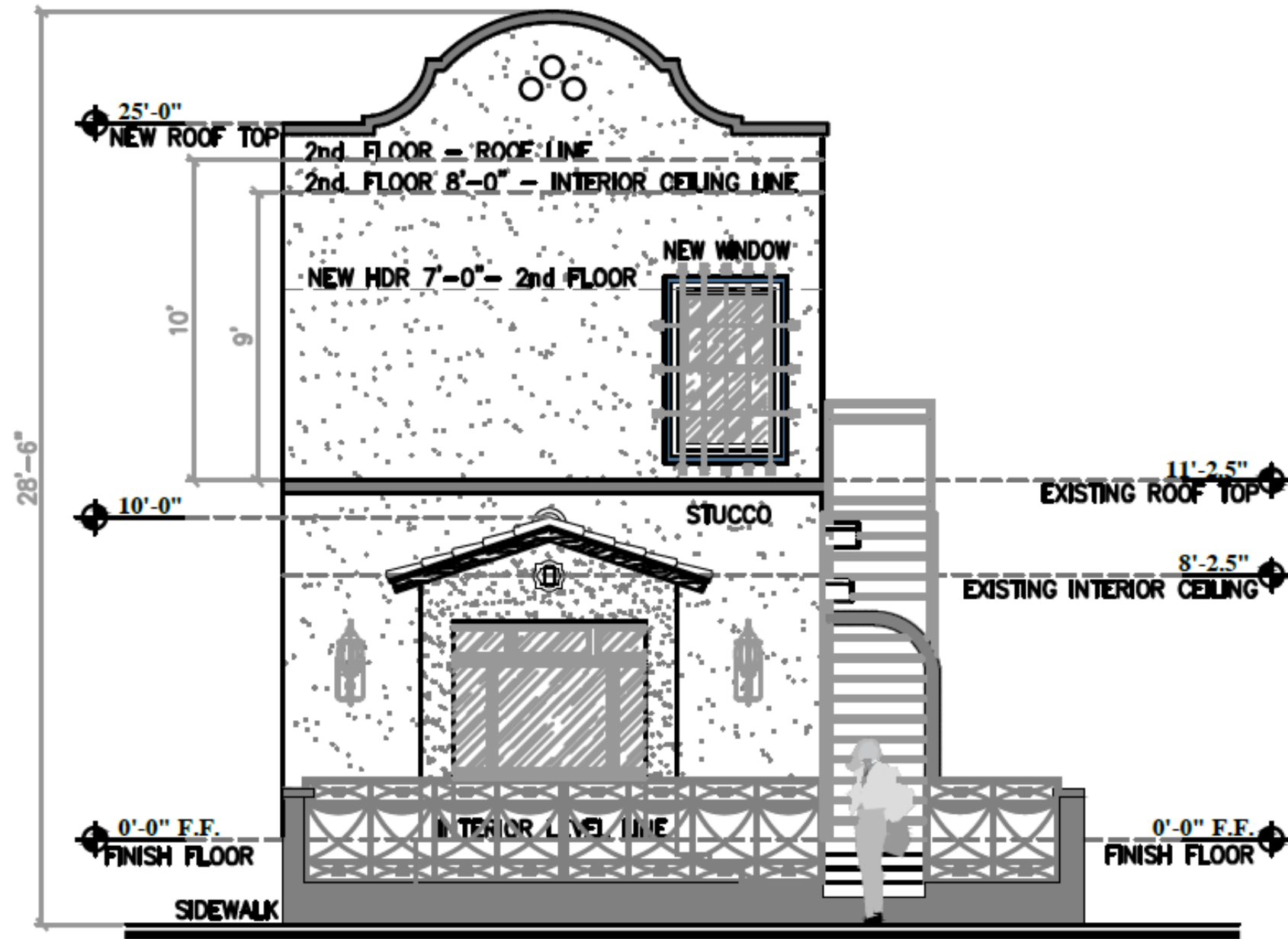
3 SUN METRO BUS STOP WITHIN 300' RADIUS.

WITH ACCESSIBLE ROUTE SIDEWALKS, THERE ARE ADA CURB RAMPS AT ALL INTERSECTIONS.

2 FIRE HYDRANTS WITHIN 300' RADIUS.

PARKING SPACES WITHIN 300' RADIUS.

Elevations



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Aerial with Site Plan

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0 5 10 20 30 40 Feet





Subject Property

Surrounding Development



N



W



S

E
10

Public Input

- Notices were mailed to property owners within 300 feet on January 16, 2025
- As of January 30, 2025, the Planning Division has not received any communication in support or opposition to the request from the public.





Recommendation

- Staff and CPC recommended approval of the special permit and detailed site plan.



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