



ITEM 32

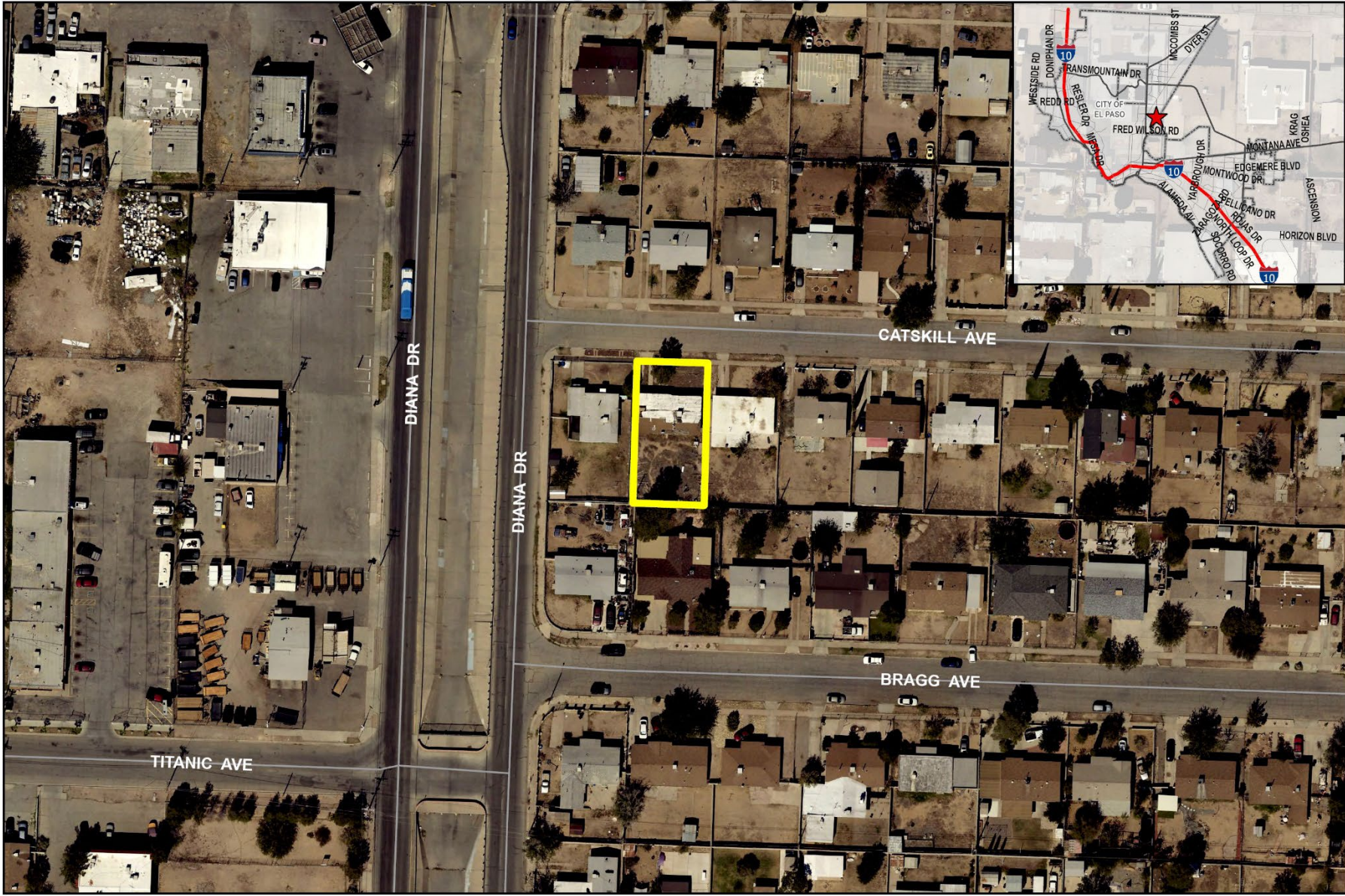
5004 Catskill Avenue Special Permit

PZST23-00015



Strategic Goal 3.

Promote the Visual Image of
El Paso



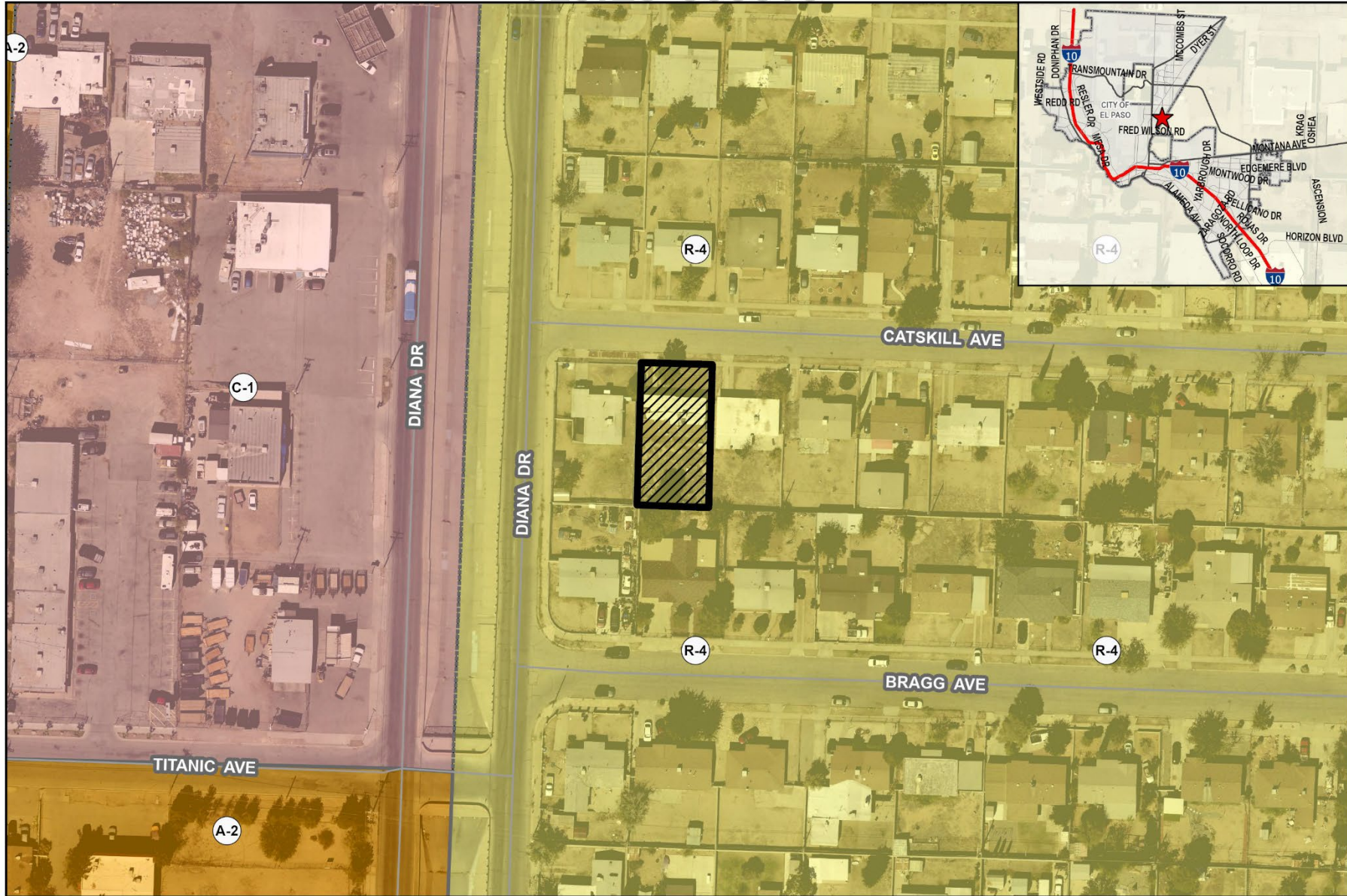
Aerial

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 Subject Property





Existing Zoning

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Subject Property





Future Land Use Map

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Subject Property



LOCATION CRITERIA

THE PROPOSED DEVELOPMENT COMPLIES WITH AT LEAST ONE OF THE LOCATION CRITERIA. *AREAS ANNEXED PRIOR TO 1955.



PROJECT INFORMATION

PROPERTY IDENTIFICATION NUMBER	M85199900500900
PROJECT ADDRESS	5004 CATSKILL AVENUE EL PASO, TEXAS 79904-3410
LEGAL DESCRIPTION	LOT 2, BLOCK 5 MOUNTAIN VIEW SUBDIVISION (6,336 SQ FT)
SCOPE OF WORK	EXISTING SINGLE-FAMILY UNIT TO BE EXPANDED FOR A MULTI-FAMILY (DUPLIX) UNIT
OCCUPANCY	RESIDENTIAL
LOT AREA	6,336 SQ FT (0.145 ACRES)
CONSTRUCTION TYPE	TYPE V

MANDATORY DESIGN REQUIREMENTS

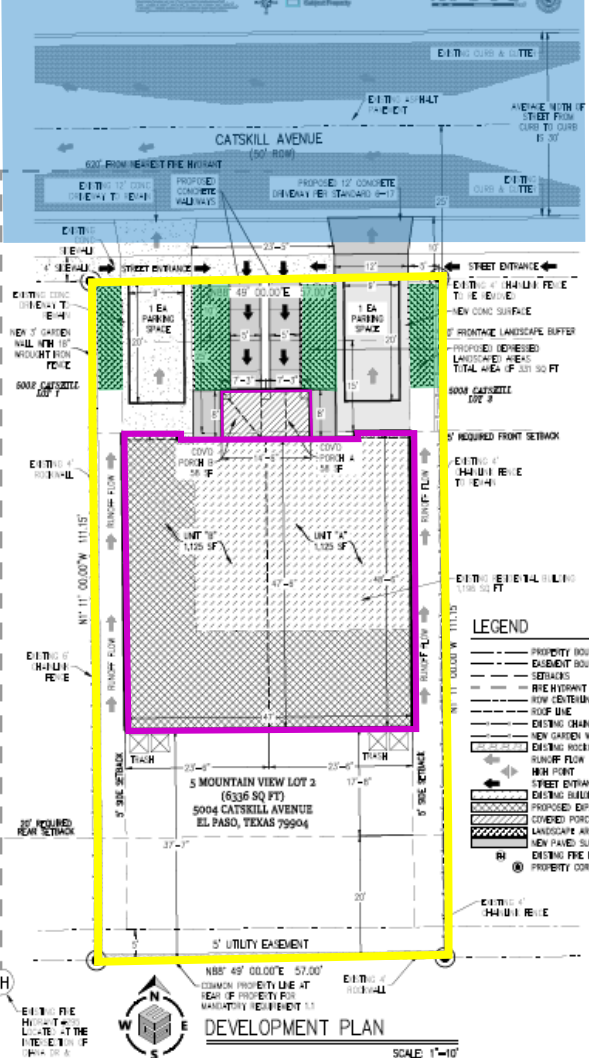
1.1 ON-SITE SURFACE PARKING
THE ZONING ADMINISTRATOR HAS GRANTED AN EXCEPTION TO THIS REQUIREMENT TO ALLOW FOR PARKING IN THE FRONT YARD FOR THE FOLLOWING REASON:
A. REDEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL PARCELS IN WHICH PARKING IN THE REAR WOULD NOT BE CONSISTENT WITH EXISTING DEVELOPMENT ALONG THE BLOCK FACE.

1.2 BUILDING ORIENTATION
PRINCIPAL ORIENTATION IS TOWARDS CATSKILL AVENUE. THE PRINCIPAL ENTRANCE IS FROM THE SIDEWALK WHICH COMPLIES WITH THE MANDATORY DESIGN REQUIREMENTS.

1.3 AVERAGE SETBACK FROM BLOCK

ALL SETBACKS ON THIS BLOCK HAVE A FRONT SETBACK THAT VARY FROM 23.5' TO 25.7', WITH AN AVERAGE OF 24.9'. 15% OF 25.0 IS 3.7', THEREFORE, PROPOSED SETBACK SHOULD BE BETWEEN 21.2' TO 28.7'. THE NEW STRUCTURE IS LOCATED APPROXIMATELY 25' FROM FRONT PROPERTY LINE, WHICH COMPLIES WITH THE MANDATORY DESIGN REQUIREMENTS.

EXHIBIT "A"



AREAS BUILDING

TOTAL LIVING AREA	2,250 SF
UNIT A LIVING	1,125.0 SF
UNIT B LIVING	1,125.0 SF
UNIT A COVD PORCH	58.0 SF
UNIT B COVD PORCH	58.0 SF

PARKING REQUIRED
REQUIRED PER 13.09 2/DWELLING UNIT = 4 SPACES
REQUESTING 50% PARKING REDUCTION, REFER TO 1.1 ON-SITE SURFACE PARKING.

EXISTING ZONING
R-4 (RESIDENTIAL)

SETBACKS

MIN. REQUIRED	PROPOSED
FRONT 10.0'	FRONT 25.0'
BACK 10.0'	BACK 20.0'
SIDE 5.0'	SIDE 5.0'
SIDE STREET 10.0'	SIDE STREET 10.0'
CUM FRONT & BACK 45.0'	CUM FRONT & BACK 45.0'

LOT SIZE REDUCTION

REQUIRED	PROPOSED
WIDTH 70.0'	WIDTH 57.0'
DEPTH 90.0'	DEPTH 111.15'
AREA 7,000 SF	AREA 6,336 SF
BUILDING HEIGHT 35.0'	BUILDING HEIGHT 17.0'

LANDSCAPE CALCULATION

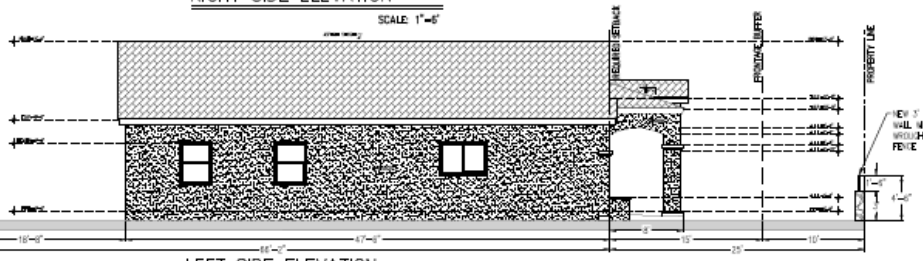
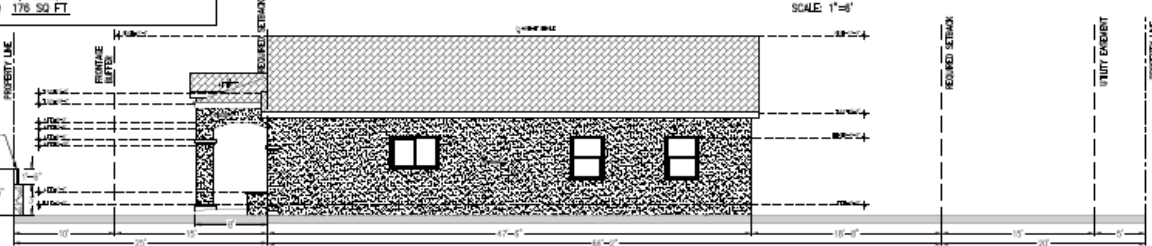
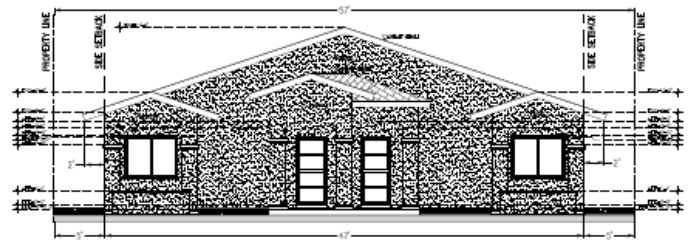
REQUIRED	PROPOSED
EXISTING BUILDING 1,196 SQ FT	LANDSCAPE AREA 331 SQ FT
PROP EXPANSION 2,366 SQ FT	
EFFECTIVE AREA 1,170 SQ FT	
15% LANDS. REQ 176 SQ FT	

SELECTIVE DESIGN GUIDELINES

2.5 WIDTH OF PRIMARY STRUCTURE
LOT WIDTH IS 57'. THEREFORE, 80% OF LOT WIDTH IS 45.6'.
REQUIRED WIDTH IS 45.6'.
PROPOSED WIDTH IS 47.0'.
*TOTAL WIDTH OF THE PROPERTY STRUCTURE SHALL BE GREATER THAN OR EQUAL TO 80% OF THE TOTAL LOT WIDTH ALONG THE MAIN STREET.

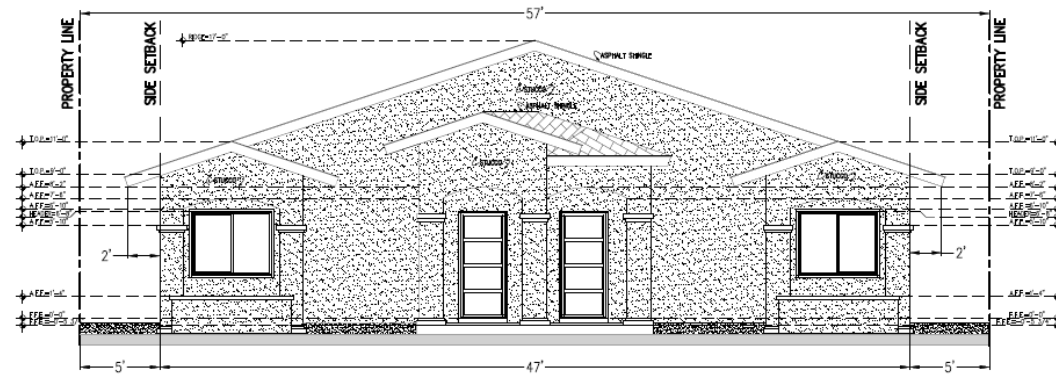
2.8 LOW IMPACT STORMWATER MGMT
THE PROPOSED 331 SF OF LANDSCAPING AREAS WILL BE DEPRESSED (1-FOOT DEEP) TO MITIGATE STORMWATER RUNOFF. THIS WILL PROVIDE APPROXIMATELY 220 CF OF WATER HARVESTING STORAGE.
*PROJECT INCLUDES LOW IMPACT STORMWATER MANAGEMENT, INCLUDING DEPRESSED LANDSCAPED AREAS, BIOSWALES, VEGETATED ROOFS, PERVIOUS PAVEMENTS, CAPTURE & REUSE SYSTEMS.

2.11 PRIVATE FRONTAGE
THE PROJECT SHALL DEMONSTRATE THAT A PRIVATE FRONTAGE AS DESCRIBED IN 21.80, TABLE 7a THROUGH 7e IS PROPOSED.
THE PROPOSED DEVELOPMENT PROPOSES A PRIVATE FRONTAGE WITH PORCH & FENCE (AS DESCRIBED IN 21.80 TABLE 7b PORCH & FENCE). PORCH IS NO LESS THAN 8' DEEP.



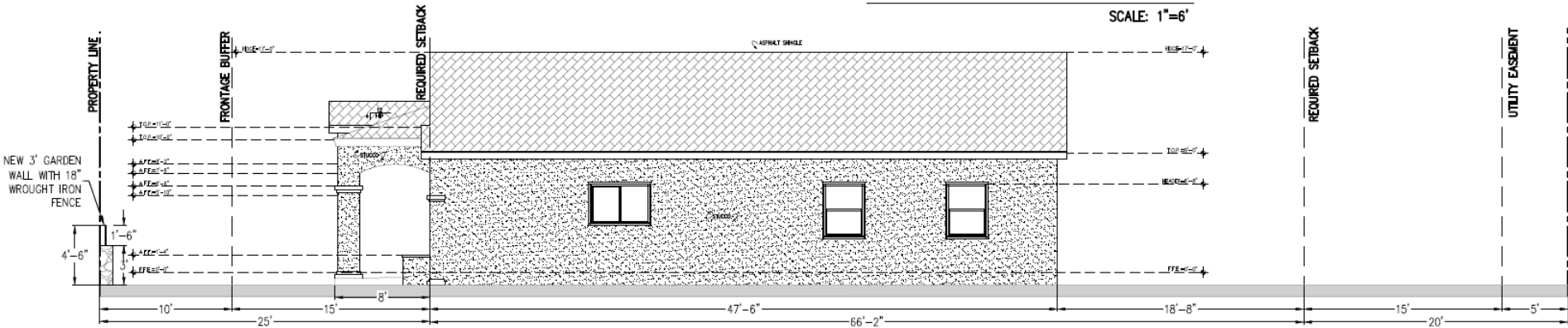
Detailed Site Development Plan





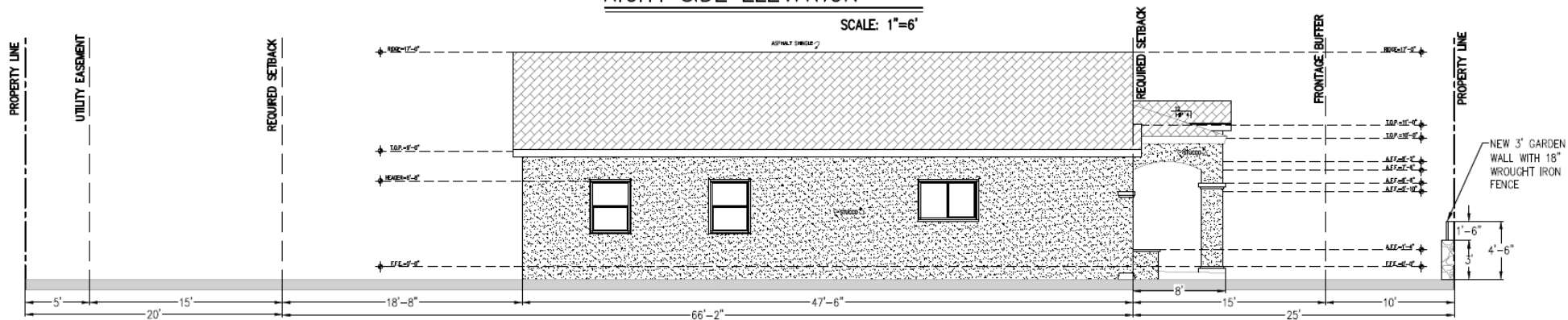
FRONT ELEVATION

SCALE: 1"=6'



RIGHT SIDE ELEVATION

SCALE: 1"=6'



LEFT SIDE ELEVATION

SCALE: 1"=6'

Elevations





Aerial with Site Plan

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Subject Property

Surrounding Development



N



W



S

E



Public Input

- Notices were mailed to property owners within 300 feet on July 10, 2024.
- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

- CPC and Staff recommends approval of the special permit, reduction requests and detailed site development 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