



ITEM 37

1205 N. Copia Street Special Permit

PZST23-00009

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST23-00009



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.

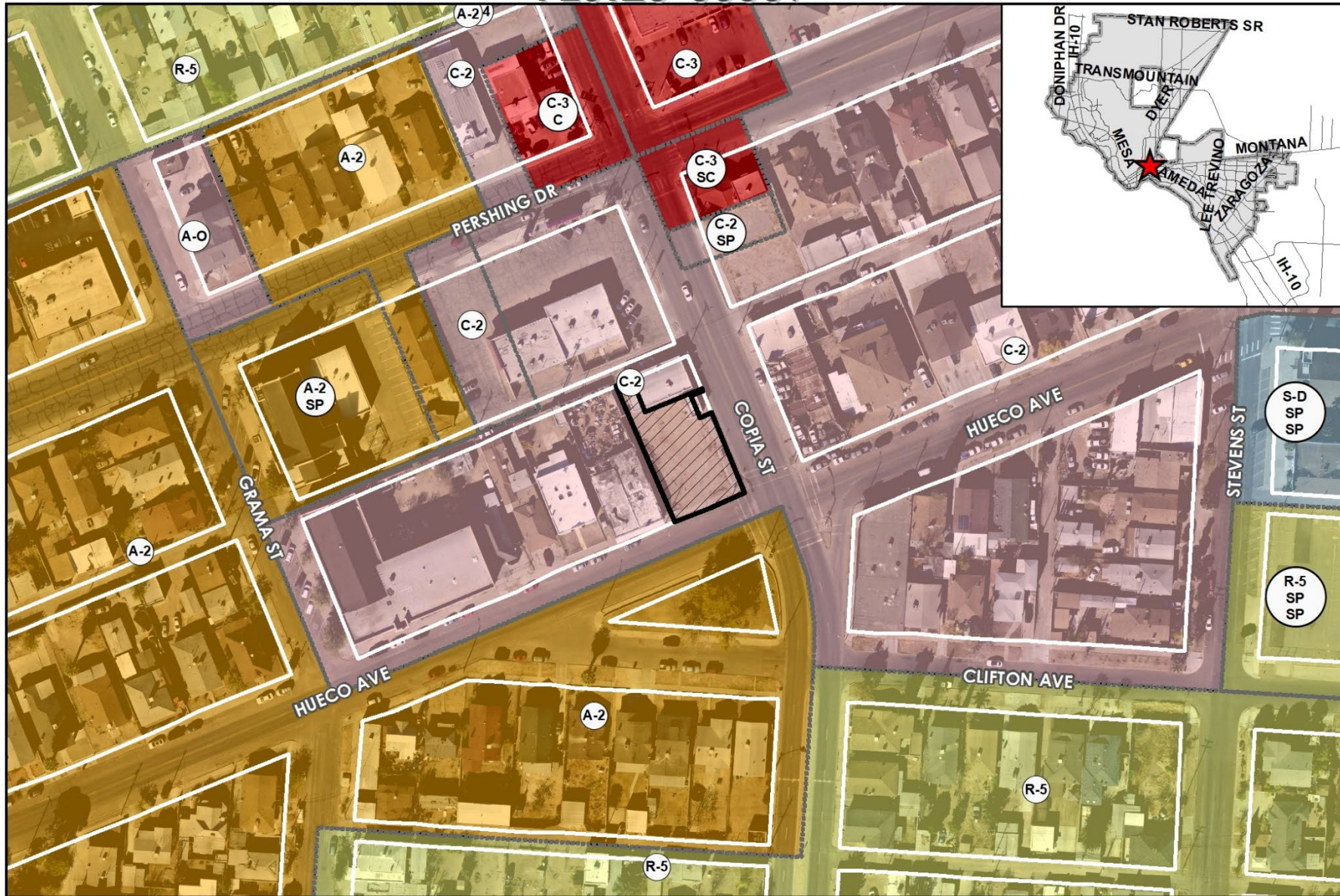


 Subject Property

0 45 90 180 270 360 Feet



PZST23-00009



Existing Zoning

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 Subject Property

0 45 90 180 270 360
Feet



51. CONCRETE SHALL BE THE SAME AS INDICATED ON LOT 1/27. EXEMPTED FROM DETAILS AT 20% OF O.G. BIDDING. INTERESTING RULES AND NO DETAILS.
52. ALL REINFORCING LABORATORY SHALL BE REVIEWED BY ALL REINFORCING LABORATORY AND SUBJECT TO ALL THE RULES AND REGULATIONS. THEREAFTER, ALL REINFORCING MATERIALS SHALL BE INTERESTING AND NO DETAILS.
53. THERE IS NO REINFORCING. ALL REINFORCING SHALL BE INTERESTING AND NO DETAILS.
54. REINFORCING, REINFORCING, REINFORCING AND OTHER REINFORCING SHALL BE INTERESTING AND NO DETAILS.
55. CONSTRUCTION SHALL BE INTERESTING AND NO DETAILS.

T118 EAST EL PASO W 12.6 FT OF 14 & S
105.5 FT OF 15 & 16 & E 12.4 FT OF 14
(E60 22.65 FT ON CORN X 12 FT)
CITY (F EL PASO, EL PASO COUNTY, TEXAS

1206 N. COMPTON ST.
APARTMENTS AND OFFICE

11/11/2016

APARTMENTS AND OFFICE

PROVIDE DENSITY AS FOLLOWS:
LOT AREA SIZE 7,177 SQ. FT.
LOT WIDTH-75 FT.
LOT DEPTH-140 FT.
NOTE: 85% PARKING REDUCTION

MINIMUM CUMULATIVE FRONT & REAR YARD = N/A

T118 EAST EL P490 W 12.6 FT OF 14 & 9

105.5 FT OF 15 & 16 & 6 12.4 FT OF 14
(ENC 22.65 FT ON CORN X 12 FT)
CITY OF EL PASO, EL PASO COUNTY, TEXAS

1205 N COPIA ST. EL PASO, TX 79804

PROPOSED BUILDING AREA	
BUILDING 1: OFFICE-3 SUIT SUITE 580 SQ.FT SUITE 580 SQ.FT SUITE 580 SQ.FT APARTMENT-2 UNIT UNIT 760 SQ.FT UNIT 760 SQ.FT	TOTAL=3,260 SQ.FT
BUILDING 2: OFFICE-4 UNIT UNIT 841 SQ.FT UNIT 841 SQ.FT UNIT 841 SQ.FT UNIT 841 SQ.FT	TOTAL=3,364 SQ.FT
TOTAL:	6,624.00 SQ. FT.



SCALE 3/32"=1'-0"

BUILDING 1:

13 SUIT — OFFICE — 1,740.00 SQ. FT
 1,740.00 SQ. FT/240 = 8 PARKING
 14 APARTMENTS — 2 UNITS — 2 BEDROOM = 4 PARKING
 BUILDING 2:
 14 UNITS — 2 BEDROOM = 8 PARKING
 TOTAL PARKING : — 20 PARKING

TOTAL PARKING REQUIRE: 20 PARKING SPACES
TOTAL PARKING PROVIDED: 3 PARKING SPACES
85% PARKING REDUCTION REQUESTED

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LOT AREA = 8,089.00 SQ. FT.
 APTS AREA = -1,856.40 SQ. FT.
 OFFICE AREA = -1,894.80 SQ. FT.
 4,337.80 SQ. FT.

CALCULATION 15% x 4,337.80 SQ. FT.
 REQUIRED = 647.87 SQ. FT.
 PROVIDED = 1,125.01 SQ. FT.

REQUIRED MINIMUM OF ACCESSIBLE	
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VAN SPACES AS PER TAS TABLE 208.2	1
PROVIDE NUMBER OF ACCESSIBLE VAN SPACES	1

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IFE BACK NEEDED = 3
IFE BACK PROVIDED = 5

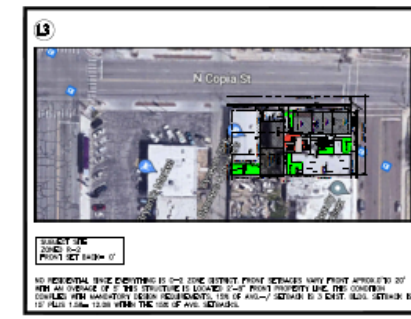
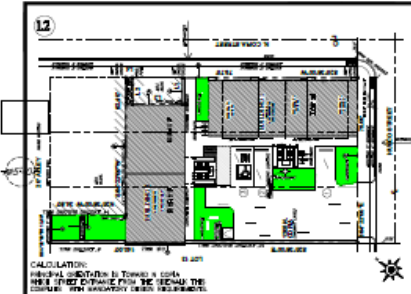
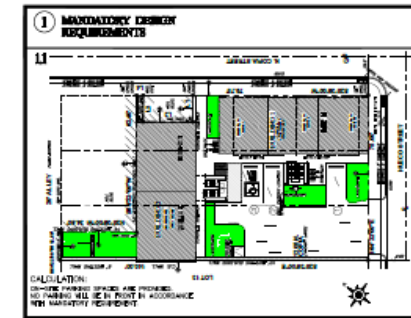
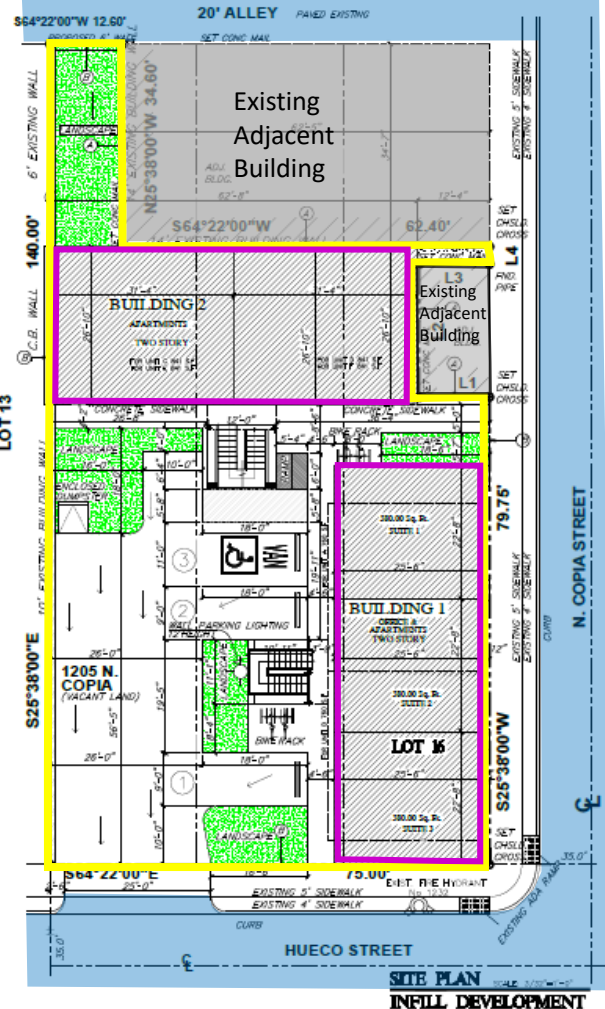
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CONCRETE CURB

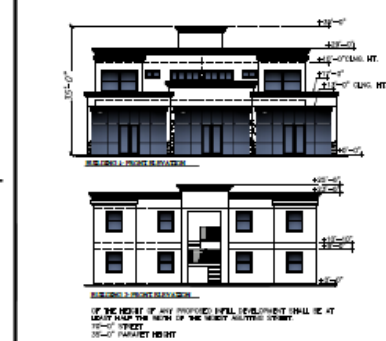
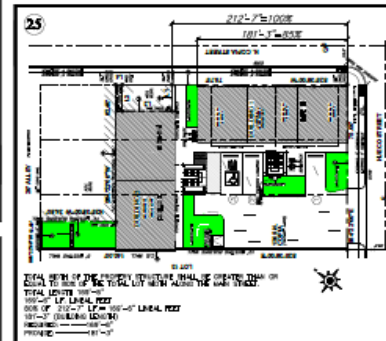
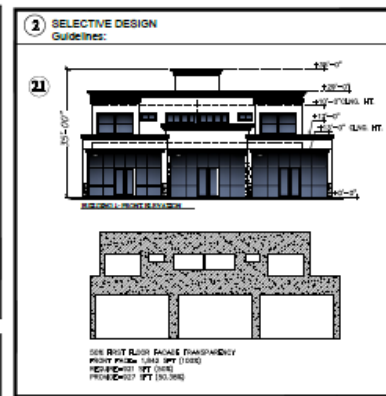

FIRE HYDRANT COVERAGE
STORM WATER DRAINAGE
FLOW ARROWS
EXISTING FIRE HYDRANT

④ WALL OF ADJACENT BUILDING AND PROPERTY LINE.
⑤ PROPERTY LINE.

LINE	BEARING	LENGTH
L1	S64°22'00"E	12.00'
L2	N25°38'00"W	22.65'
L3	N84°22'00"E	12.00'
L4	N25°38'00"W	3.00'



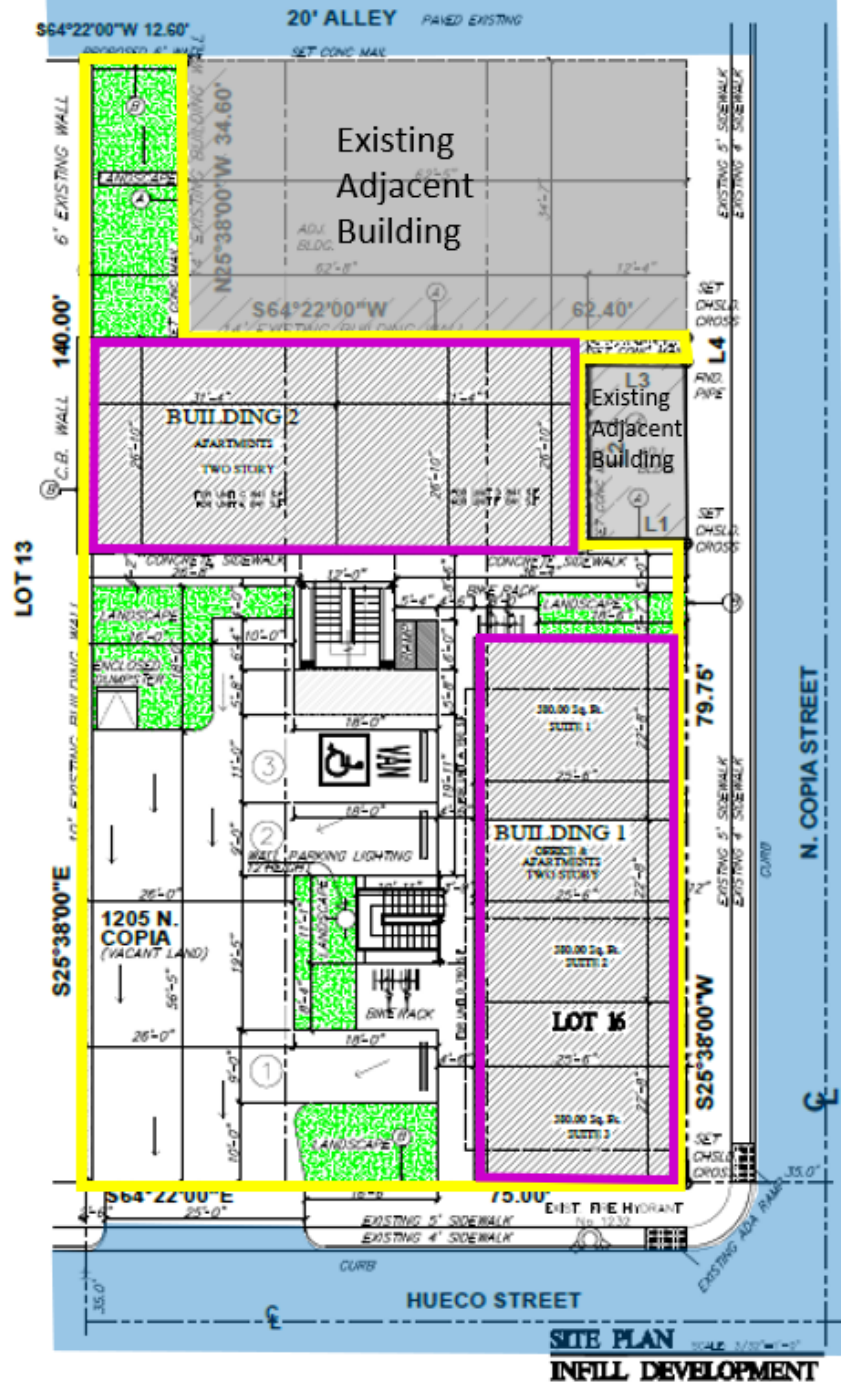
G-2, TRADITIONAL NEIGHBORHOOD



Detailed Site Plan



Detailed Site Plan



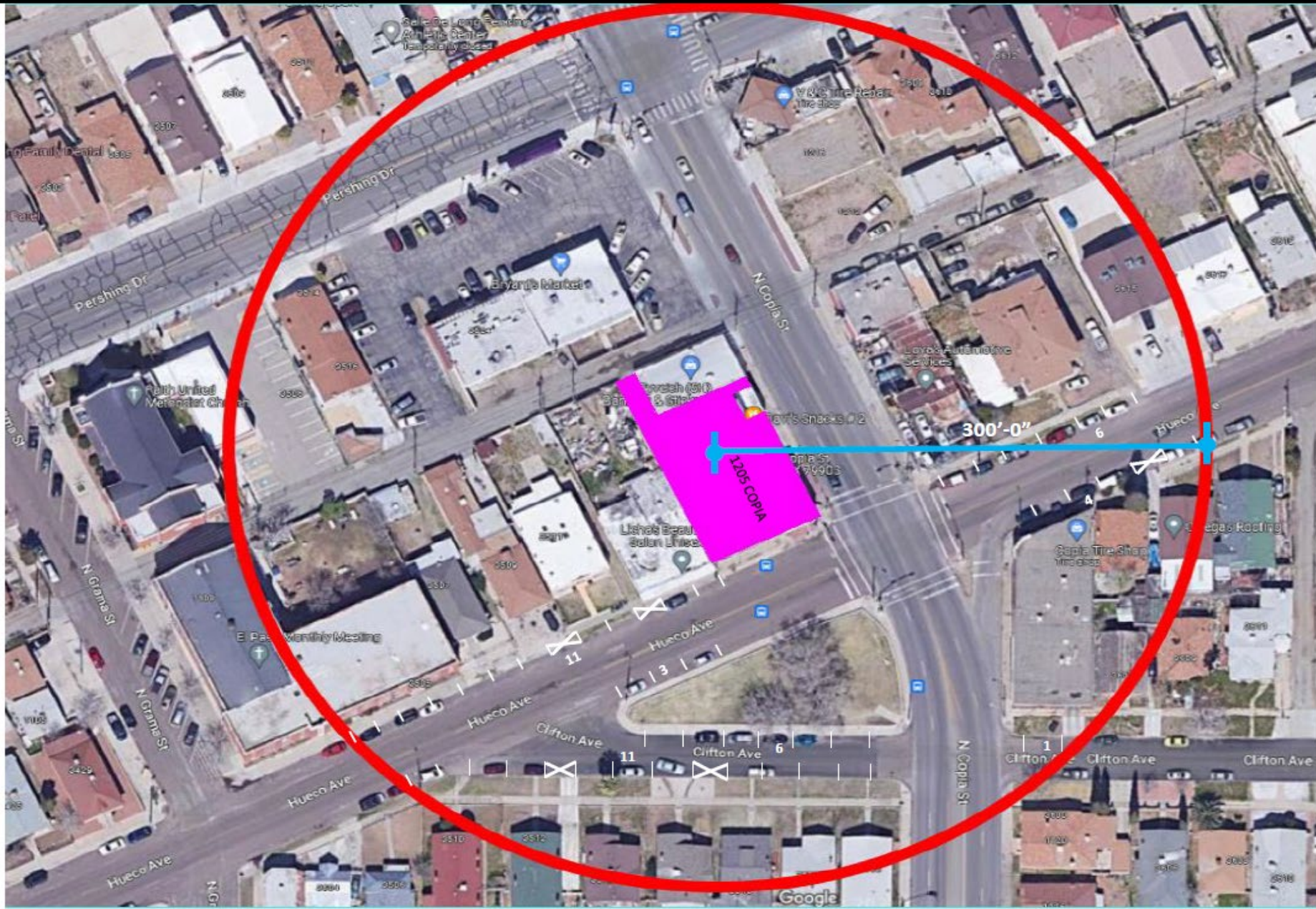
C-2 (District) Zone District – Use

Dimensional Standard	Required	Proposed
Front Yard Setback (min.)	0 foot	No change
Rear Yard Setback (min.)	10 feet	0 foot
Cumulative Front & Rear Yard Setback (min.)	N/A	No change
Side Yard Setback (min.)	10 feet when abutting a residential or apartment district	No changes
Side Street Yard Setback (min.)	10 feet	0 foot
Cumulative Side Yard Setback (min.)	N/A	N/A
Height (max.)	35 feet	35 feet

Note: bold indicated requested reductions

PARKING STUDY 1205 COPIA ST.

Parking Study



PARKING STUDY 1205 COPIA ST.



SEPTEMBER 18 TO SEPTEMBER 22, 2023

Parking Study

TIME/DAY (FRIDAY)	OVERALL (STREET PARKING)	OVERALL (OCCUPIED)					OVERALL (AVAILABLE)				
		MO	TU	WE	TH	FR	MO	TU	WE	TH	FR
8:00 AM	42	23	23	25	27	21	19	19	17	15	21
9:00 AM	42	26	21	22	25	24	16	21	20	17	18
10:00 AM	42	25	24	23	26	21	17	18	19	16	21
11:00 AM	42	21	27	27	22	26	21	15	15	20	16
12:00 PM	42	23	22	27	24	24	19	20	15	18	18
1:00 PM	42	23	23	23	23	24	19	19	19	19	18
2:00 PM	42	25	21	23	24	22	17	21	19	18	20
3:00 PM	42	22	26	24	21	28	20	16	18	21	14
4:00 PM	42	22	23	26	25	25	20	19	16	17	17
5:00 PM	42	23	28	25	22	26	19	14	17	20	16
6:00 PM	42	20	25	28	19	28	22	17	14	23	14
7:00 PM	42	18	26	28	18	29	24	16	14	24	13
8:00 PM	42	19	28	29	18	27	23	14	13	24	15
AVERAGE		22	24	25	23	25	20	18	17	19	17



Elevations



BUILDING 1- FRONT ELEVATION



BUILDING 2- FRONT ELEVATION

PZST23-00009



Aerial with Site Plan

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0 15 30 60 90 120 Feet





Subject Property

Surrounding Development



N



W



S

E
11

Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024
- As of January 25, 2024, the Planning Division has not received any communication in support or opposition to the request from the public. But received an email of inquiry.





Recommendation

- Staff recommends approval of the special permit and detailed site plan.
- CPC recommended 4-3 to approve the proposed special permit.



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