



ITEM 28

11061 Vista Del Sol Dr. Special Permit

PZST21-00005

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST21-00005



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.



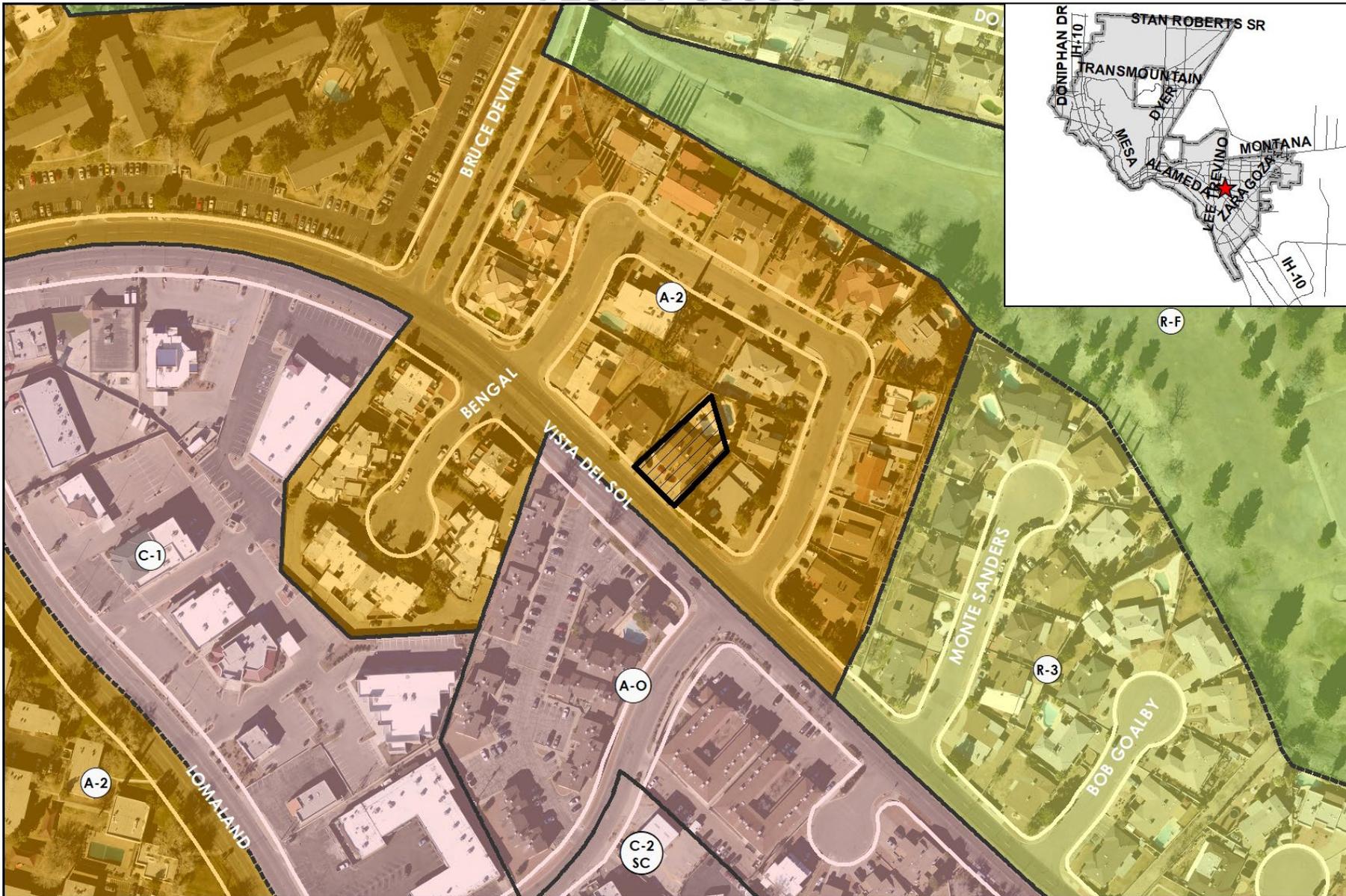
Subject Property



PZST21-00005



Existing Zoning



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 Subject Property



LEGAL DESCRIPTION:
 LOT 7, BLOCK 111C, OF
 VISTA DEL SOL UNIT 20 REPLAT "B",
 AN ADDITION TO THE
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS
 CONTAINING: 0.23 ACRES ±

REVISIONS

DATE: 09-01-2020

PROJECT'S NAME

DETAIL SITE DEVELOPMENT PLAN
 11061 VISTA DEL SOL, EL PASO, TEXAS

CIVIL ENGINEER STAMP



FIRM'S NAME

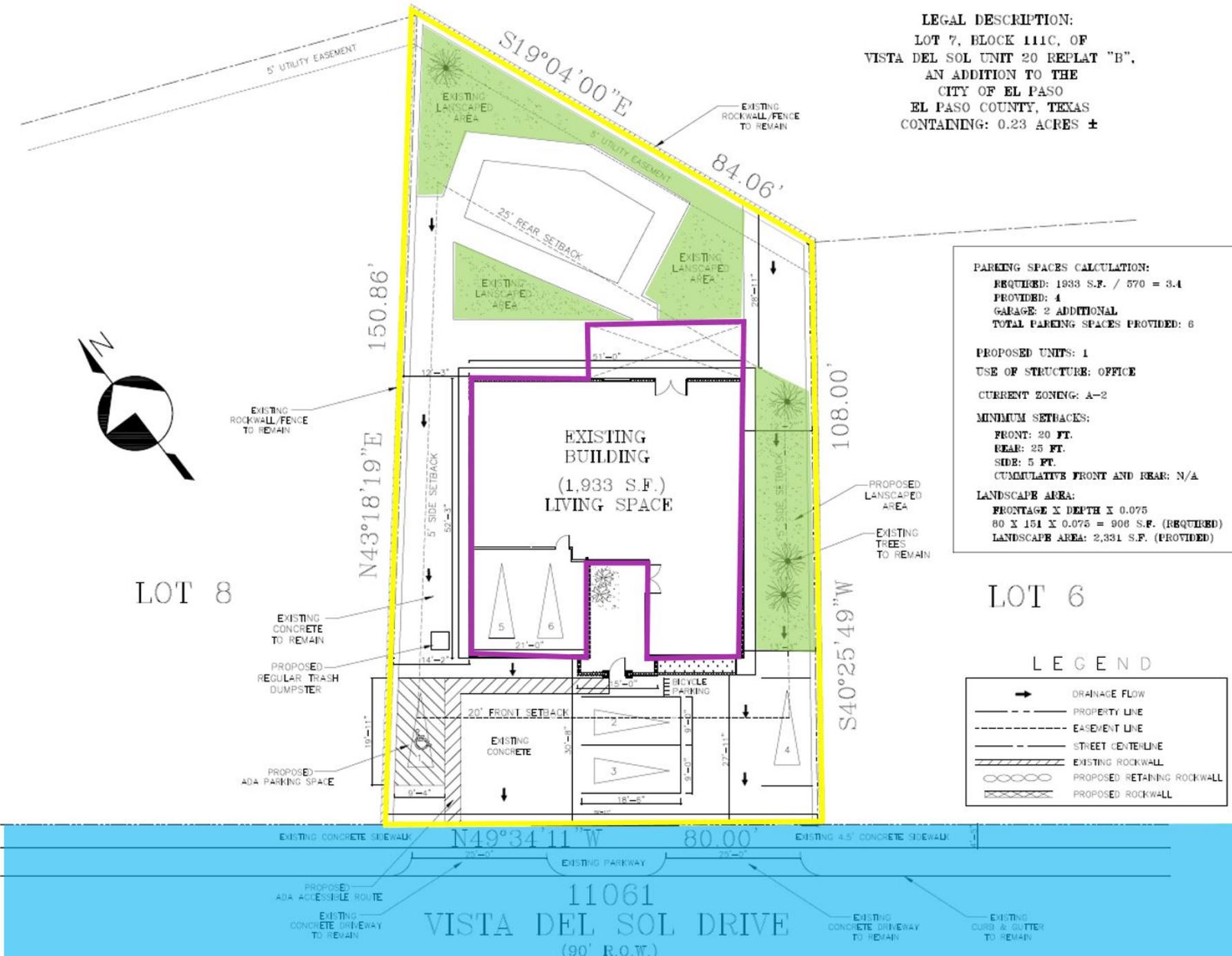
4S ENGINEERING SERVICES
 AU BOURLESAN
 P.E.#57915-RR#005017
 3616 SPRING AC
 EL PASO, TX 79925
 PHONE # (915) 581-3332

SHEET NUMBER

A1

SMT. 1 OF 1

Detailed Site Plan



PARKING SPACES CALCULATION:
 REQUIRED: 1933 S.F. / 570 = 3.4
 PROVIDED: 4
 GARAGE: 2 ADDITIONAL
 TOTAL PARKING SPACES PROVIDED: 6

PROPOSED UNITS: 1
USE OF STRUCTURE: OFFICE
CURRENT ZONING: A-2

MINIMUM SETBACKS:
 FRONT: 20 FT.
 REAR: 25 FT.
 SIDE: 5 FT.
 CUMULATIVE FRONT AND REAR: N/A

LANDSCAPE AREA:
 FRONTAGE X DEPTH X 0.075
 80 X 151 X 0.075 = 906 S.F. (REQUIRED)
 LANDSCAPE AREA: 2,331 S.F. (PROVIDED)

LEGEND

	DRAINAGE FLOW
	PROPERTY LINE
	EASEMENT LINE
	STREET CENTERLINE
	EXISTING ROCKWALL
	PROPOSED RETAINING ROCKWALL
	PROPOSED ROCKWALL



Elevations

PZST21-00005



Aerial with Site Plan

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Subject Property



Surrounding Development



W



N



E

S



Public Input

- Public notices were mailed to property owners within 300 feet on June 2, 2021. As of June 17, 2021, the Planning Division has received one (1) email of inquiry and one (1) letter of support.





Recommendation

- Staff recommends approval of the special permit request and the approval of a detailed site development plan.



Wed 6/16/2021 1:08 PM

rbpromos@att.net

Case: PZST21-00005



To Samaniego, David C.

You replied to this message on 6/16/2021 1:16 PM.

Madalyn M. Richardson
11057 Vista Del Sol Dr.
El Paso, Texas 79935

Concerns are clients parking on my property, which I have had this issue before. Clients parking around Bengal Dr., which is a very quiet small street.

I agreed to Mr. Zermeno opening his office at 11061 Vista Del Sol Dr., which is next door to my property, on the condition that these conditions were met. Since months have passed, I wanted to know if his intentions remain the same.

I would like to know if Mr. Zermeno still plans to limit his clients to appointment only scheduling?

Will his clients have available parking on the premises and will they be instructed to do so, if he does?

[< 20.02.636 - Office, administrative and manager's.](#)

[20.02.638 - Office, business. >](#)

20.02.638 - Office, business.



"Business office" means a facility or portion of a building in which the administrative activities, record keeping, clerical work and other similar affairs of a business, professional service, industry, or government are conducted. A business office shall include a psychologist's or psychiatrist's office.

(Ord. 16653 § 2 (part), 2007)

[< 20.02.636 - Office, administrative and manager's.](#)

[20.02.638 - Office, business. >](#)



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