



ITEMS 42 & 43

2101 Texas Avenue Rezoning & Special Permit

PZRZ22-00020 & PZST22-000011



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00020 and PZST22-00011



Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more in-depth studies may be required to obtain accurate dimensions. Discrepancies of the map, in scales greater than its original coordinate errors and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



PZRZ22-00020 and PZST22-00011

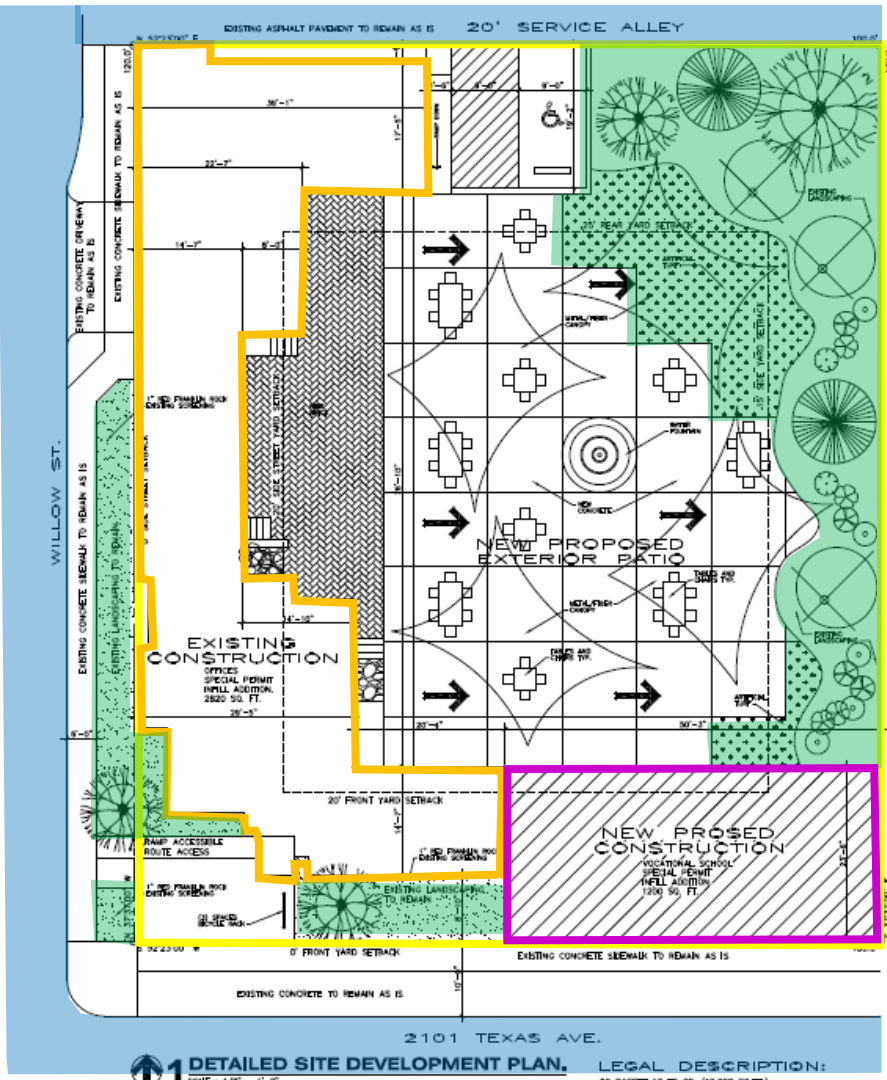


Existing Zoning



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1 DETAILED SITE DEVELOPMENT PLAN, LEGAL DESCRIPTION:
 SCALE: 1/8" = 1'-0"
 32 BASSETT 17 TO 20, (12,000 SQ.FT.)

CODE SURVEY IBC-2015

BUILDING CLASSIFICATION 2,800 S.F. (OFFICES)
 BUILDING CLASSIFICATION 1,200 S.F. (VOCATIONAL SCHOOL)

ZONING
 C-4

CONSTRUCTION TYPE
 V-0, ONE STORY, NON-SPLUNKED

OCCUPANT LOAD

OFFICE-BUSINESS	2,800/100	28 PERSONS
VOCATIONAL SCHOOL-BUSINESS	1,200/100	12 PERSONS
TOTAL		40 OCCUPANTS

FIRE EXTINGUISHERS: PER NFPA CODE 1/3000 SQ. FT. = 2 PROVIDED
 1 AT OFFICES
 1 AT VOCATIONAL SCHOOL
 TYPE 2 A 10 B C

PARKING REQUIREMENTS

OFFICE-BUSINESS	2,800 S.F./375 = 5 SPACES
VOCATIONAL SCHOOL-BUSINESS	1,200 S.F./475 = 3 SPACES
TOTAL PARKING SPACES REQUIRED:	8 SPACES

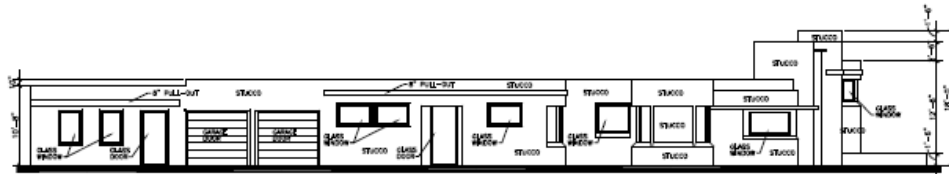
SPECIAL PERMIT 100% PARKING REDUCTION

SUBJECT SITE	PROPOSED SET BACK
ZONED C-4	ZONED C-4 RELATED TO PERM22-00020
MINIMUM FRONT SET BACK = 20'	MINIMUM FRONT SET BACK = 0'
MINIMUM REAR SET BACK = 20'	MINIMUM REAR SET BACK = 10'
MINIMUM SIDE SET BACK = 10'	MINIMUM SIDE SET BACK = 0'
MINIMUM SIDE STREET SET BACK = 20'	MINIMUM SIDE STREET SET BACK = 10'

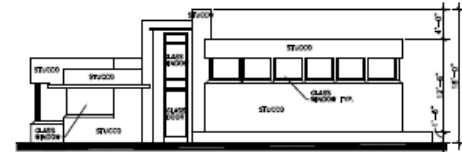
NOTE: SPECIAL INFILL DEVELOPMENT:
 REAR SETBACK PROPOSED TO 0' AND SIDE STREET SETBACK PROPOSED 0'

LANDSCAPE CALCULATIONS

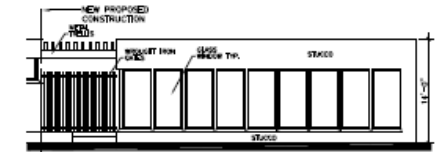
REQUIRED LANDSCAPE	(TOTAL LOT S.F.)-(FOOTAGE BUILDINGS)X12%
REQUIRED LANDSCAPE	(100'x120')-(3,999)X12% = 1,200 S.F.
EXISTING LANDSCAPE	= 2,363 S.F.
PROPOSED LANDSCAPE	= 656 S.F.
TOTAL LANDSCAPE	= 3,019 S.F.



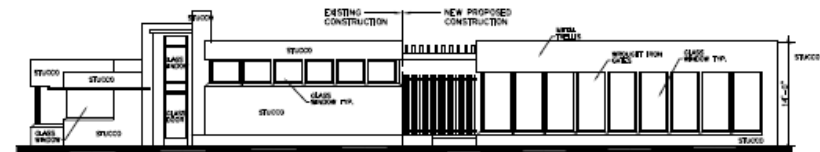
2 WEST ELEVATION, (EXISTING)
 SCALE: 1/8" = 1'-0"



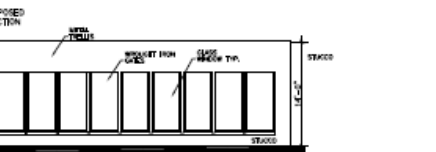
3 SOUTH ELEVATION, (EXISTING)
 SCALE: 1/8" = 1'-0"



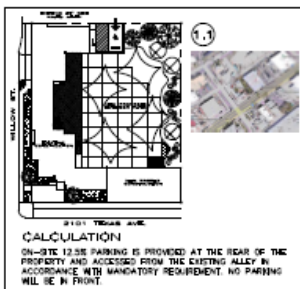
4 SOUTH ELEVATION, (PROPOSED ELEVATION)
 SCALE: 1/8" = 1'-0"



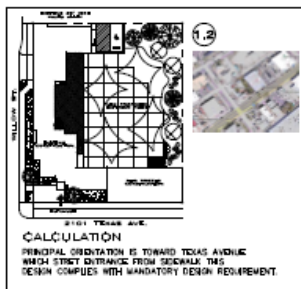
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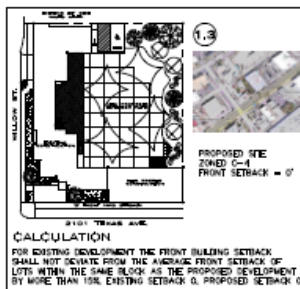
4 SOUTH ELEVATION, (PROPOSED ELEVATION)
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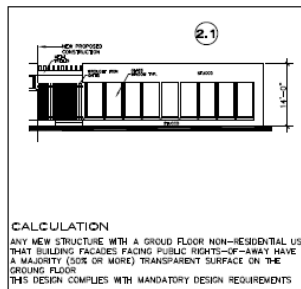
CALCULATION
 ON-SITE PARKING IS PROVIDED AT THE REAR OF THE PROPERTY AND ACCESSED FROM THE EXISTING ALLEY IN ACCORDANCE WITH MANDATORY REQUIREMENT. NO PARKING WILL BE IN FRONT.



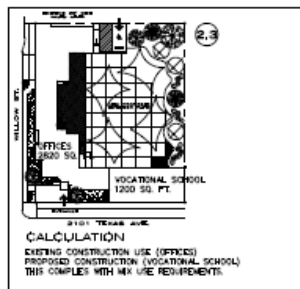
CALCULATION
 PRINCIPAL ORIENTATION IS TOWARD TEXAS AVENUE AND ACCESSED FROM SIDEWALK FROM SIDEWALK. THIS DESIGN COMPLIES WITH MANDATORY DESIGN REQUIREMENT.



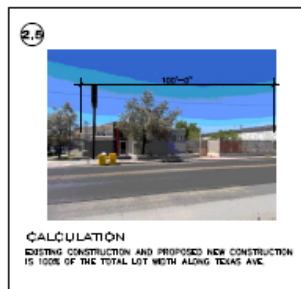
CALCULATION
 FOR EXISTING DEVELOPMENT THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 10%. EXISTING SETBACK 0, PROPOSED SETBACK 0.



CALCULATION
 ANY NEW STRUCTURE WITH A GROUND FLOOR NON-RESIDENTIAL USE THAT BUILDING FACADES FACING PUBLIC RIGHTS-OF-WAY HAVE A MAJORITY (50% OR MORE) TRANSPARENT SURFACE ON THE GROUND FLOOR. THIS DESIGN COMPLIES WITH MANDATORY DESIGN REQUIREMENTS.



CALCULATION
 EXISTING CONSTRUCTION USE (OFFICES) EXISTING CONSTRUCTION (VOCATIONAL SCHOOL) THIS COMPLES WITH MIX USE REQUIREMENTS.



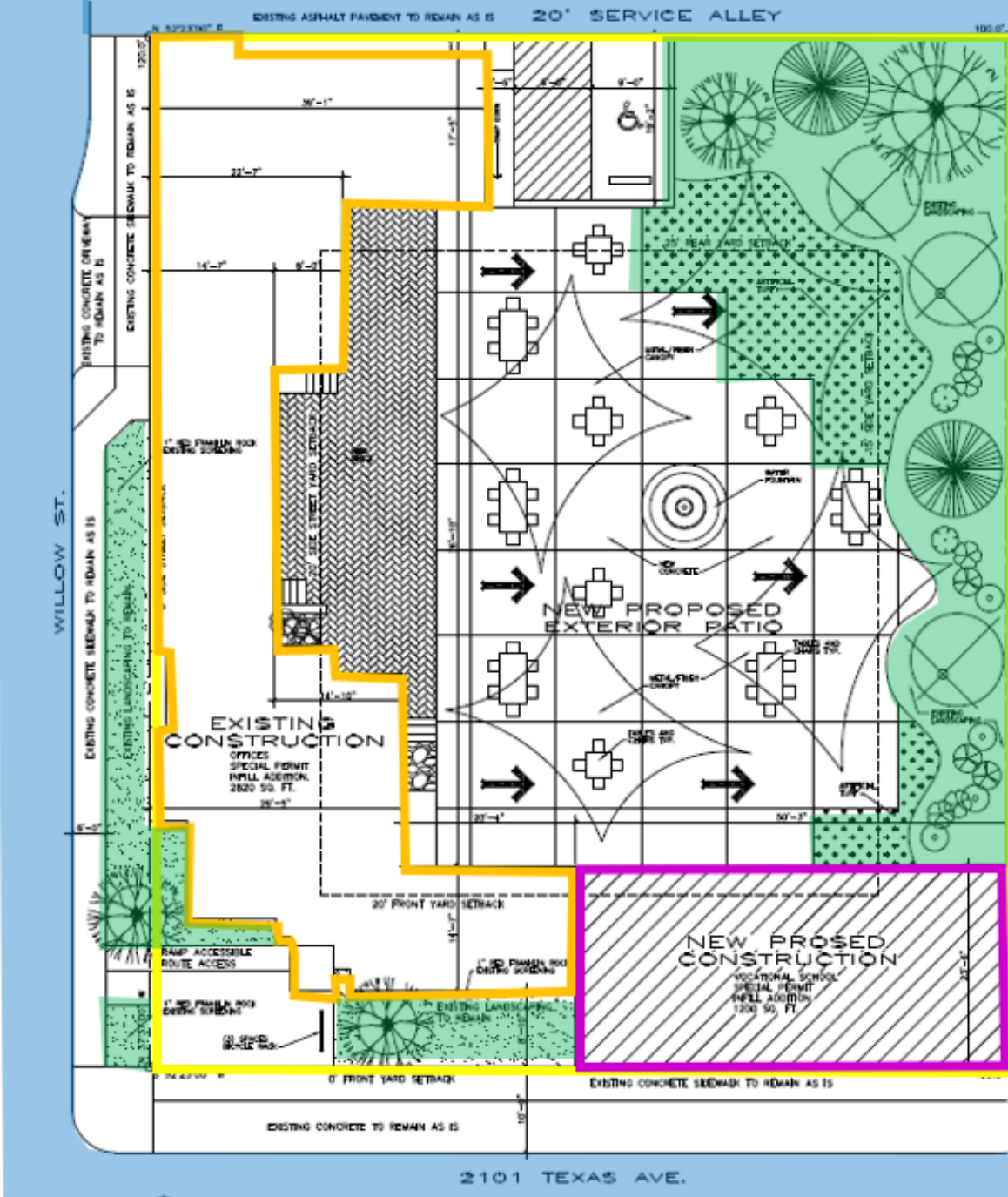
CALCULATION
 EXISTING CONSTRUCTION AND PROPOSED NEW CONSTRUCTION IS 100% OF THE TOTAL LOT WIDTH ALONG TEXAS AVE.



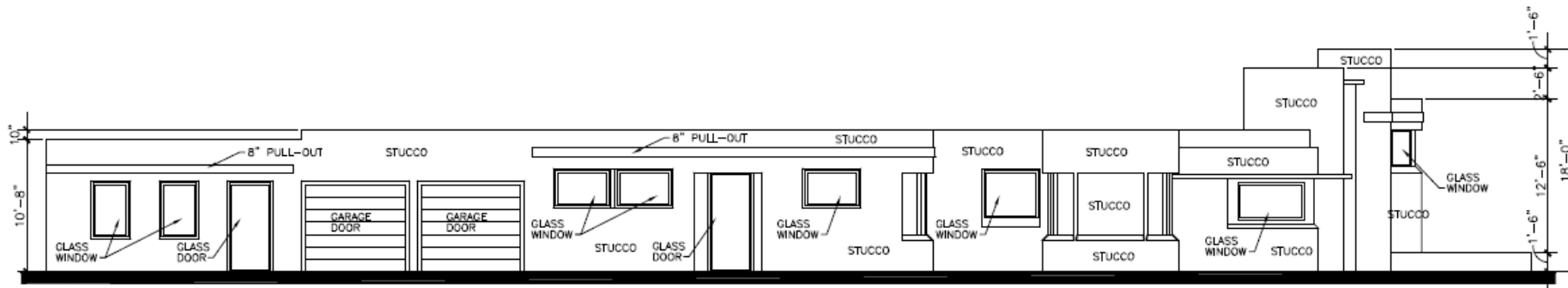
Detailed Site Plan



Detailed Site Plan

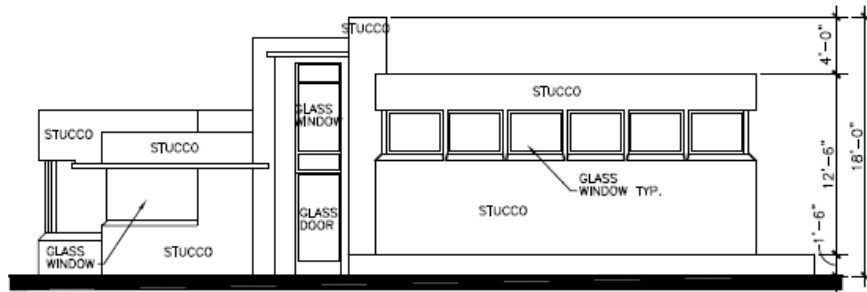


Setback: C-4 zone district	Required	Requested
Front yard setback	0 foot	No change
Rear yard setback	10 feet	0 foot
Side yard setback	10 feet when abutting a residential or apartment district	No change
Side street yard setback	10 feet	0 foot
Cumulative front & rear yard setback	N/A	No change

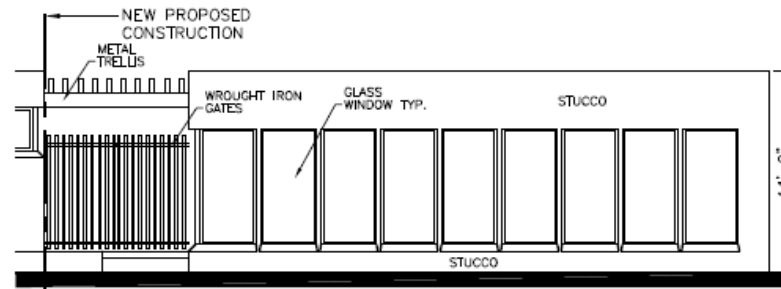


2 WEST ELEVATION. (EXISTING)
SCALE : 1/8" = 1'-0"

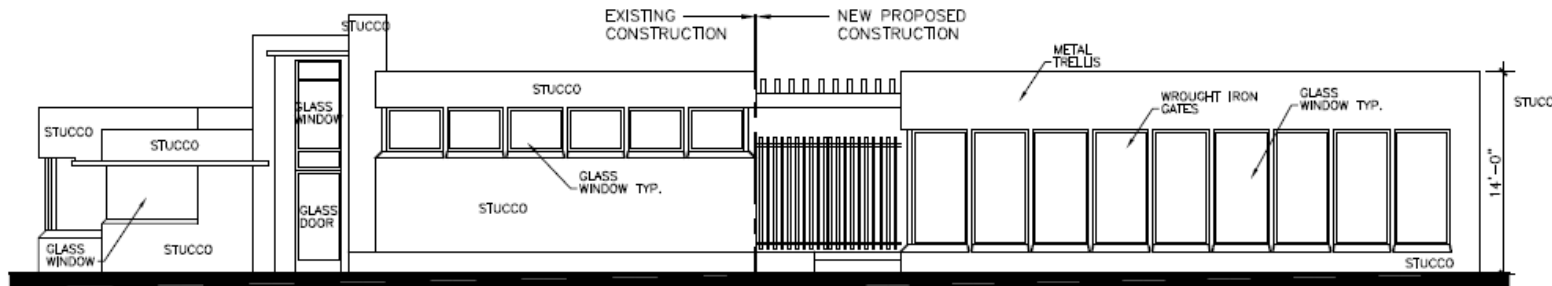
Elevations



3 SOUTH ELEVATION. (EXISTING)
SCALE : 1/8" = 1'-0"



4 SOUTH ELEVATION. (PROPOSED ELEVATION)
SCALE : 1/8" = 1'-0"



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Parking Study

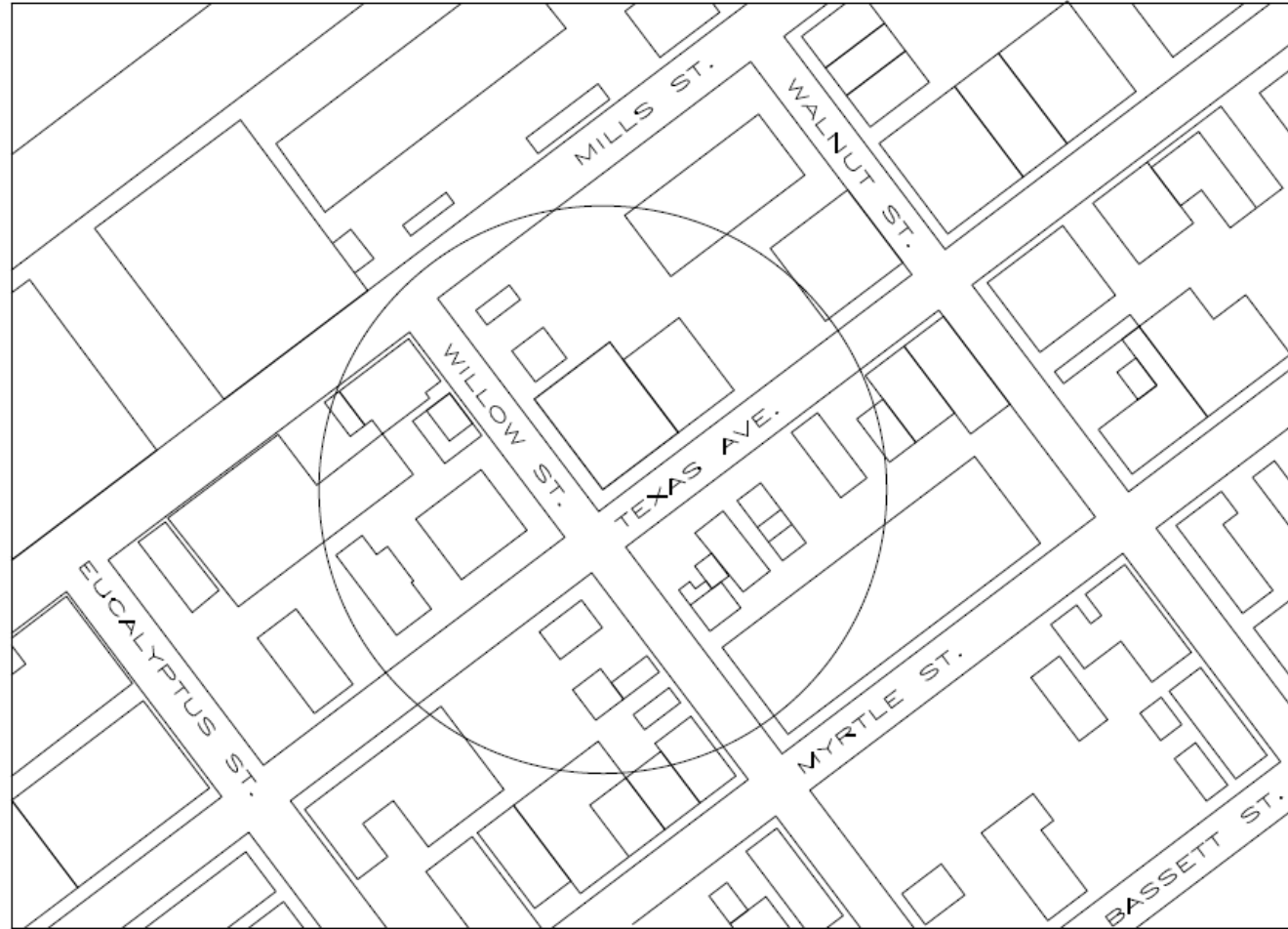
LEGAL DESCRIPTION:
52 BASSETT 17 TO 20, (12,000 SQ.FT.)

OFFSTREET PARKING:
ALL ADJACENT PROPERTIES WITHIN 300 FEET OF THE SUBJECT PROPERTY.

**2101 TEXAS AVE.
SPECIAL PERMIT PARKING SURVEY
MAY 4, 2022.**
TEXAS AVE. EXISTING PARKING SPACES: 52 UNITS
WILLOW ST. EXISTING PARKING SPACES: 39 UNITS
TOTAL EXISTING PARKING SPACES: **91 UNITS**

**OFFSTREET PARKING USAGE
DURING BUSINESS HOURS:**

8:00 AM IN USE PARKING UNITS :	31 UNITS
9:00 AM IN USE PARKING UNITS :	33 UNITS
10:00 AM IN USE PARKING UNITS :	36 UNITS
11:00 AM IN USE PARKING UNITS :	37 UNITS
12:00 PM IN USE PARKING UNITS :	37 UNITS
13:00 PM IN USE PARKING UNITS :	42 UNITS
14:00 PM IN USE PARKING UNITS :	40 UNITS
15:00 PM IN USE PARKING UNITS :	34 UNITS
16:00 PM IN USE PARKING UNITS :	38 UNITS
17:00 PM IN USE PARKING UNITS :	21 UNITS



MAP - PARKING WITHIN 300' RADIUS OF 2101 TEXAS AVE & WILLOW ST.

1 MAP-PARKING.
SCALE : 1" = 60'



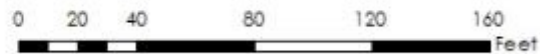
PZRZ22-00020 & PZST22-00011



Aerial with Site Plan



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Subject
Property

Texas Ave.

Subject Property

Willow St.



Surrounding Development



N



W



S

E



Public Input

- Notices were mailed to property owners within 300 feet on August 11, 2022.
- The Planning Division received a phone call opposition to the request from the public.
- Two speakers from Neighborhood Associations spoke in opposition at the August 25, 2022, CPC.
- On September 6, 2022, the applicant had a meeting with the neighborhood associations. The applicant was able to resolve the neighborhood association concerns.
- As of September 8, 2022, staff received four letters via email in support of the requests.





Recommendation

- Staff and CPC recommends approval (5-0) of rezoning and special permit



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

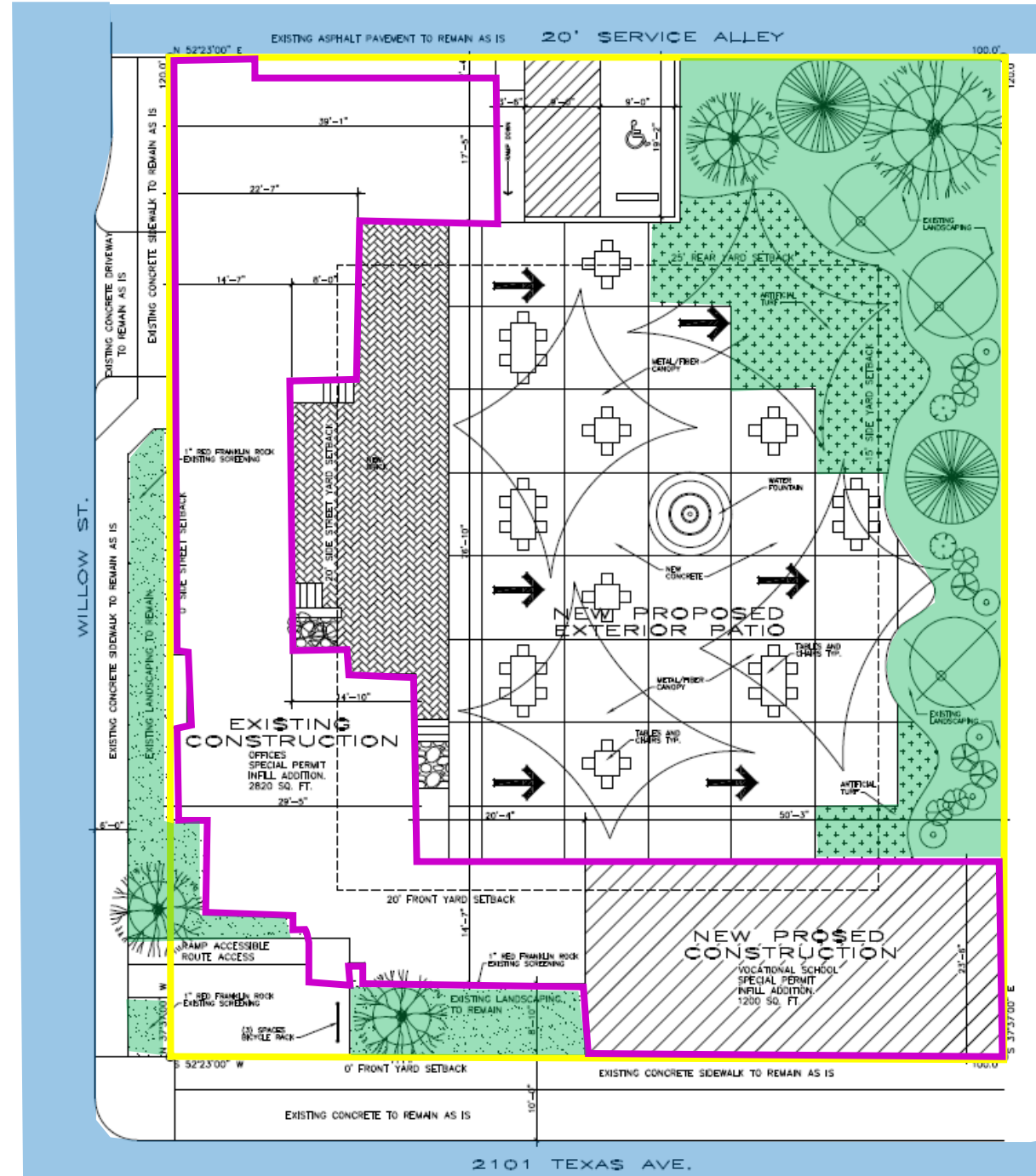
Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People

Detailed Site Plan



Setback: C-4 zone district	Required	
Front yard setback	0 feet	
Rear yard setback	10 feet	
Side yard setback	10 feet when abutting a residential or apartment district	
Side street yard setback	10 feet	
Cumulative front & rear yard setback	N/A	

