



ITEM 32

7233-7235 Dale

Special Permit

PZST24-00005

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZST24-00005



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.

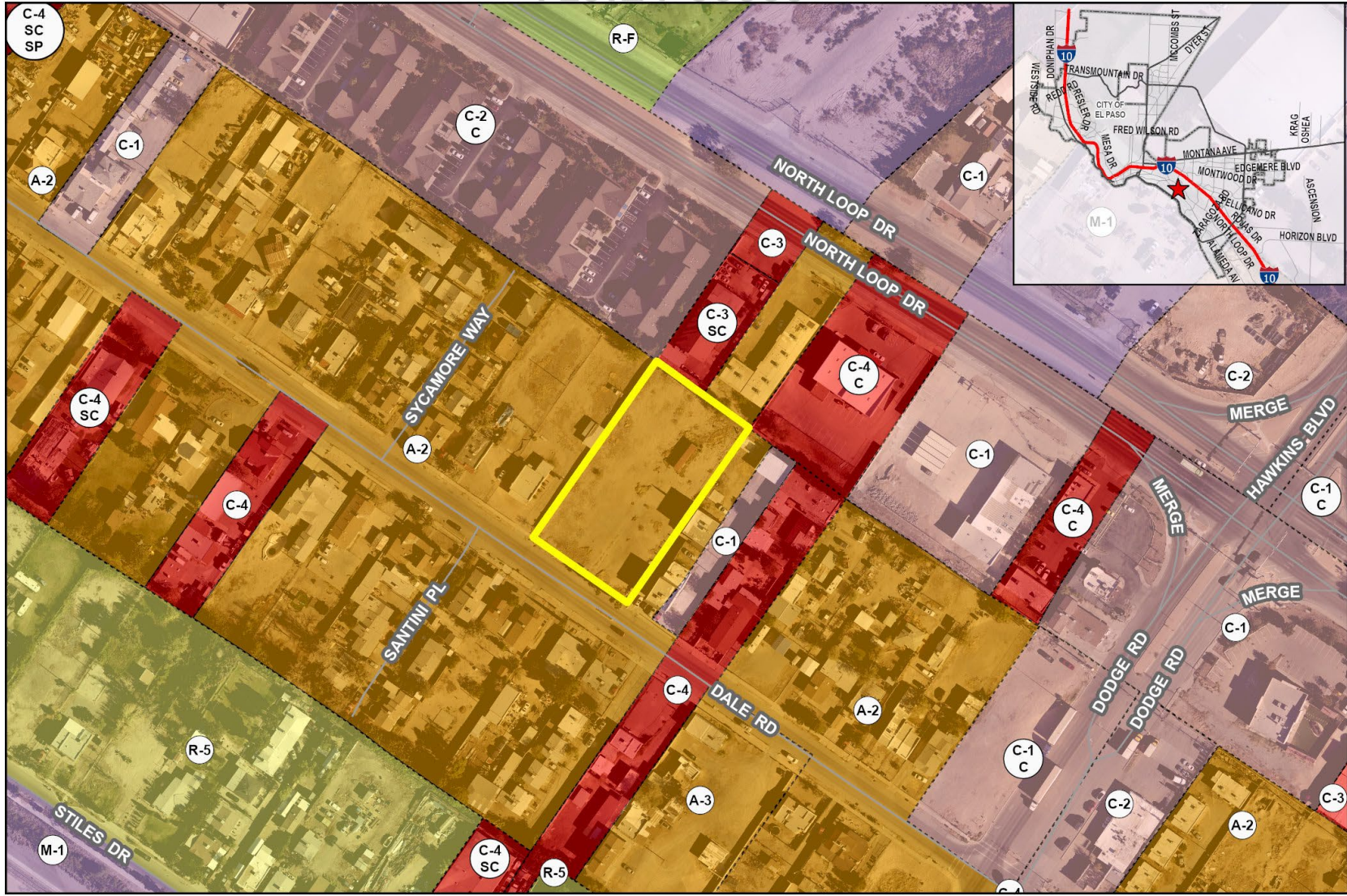


 Subject Property

0 40 80 160 240 320 Feet



PZST24-00005



Existing Zoning

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 Subject Property



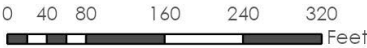


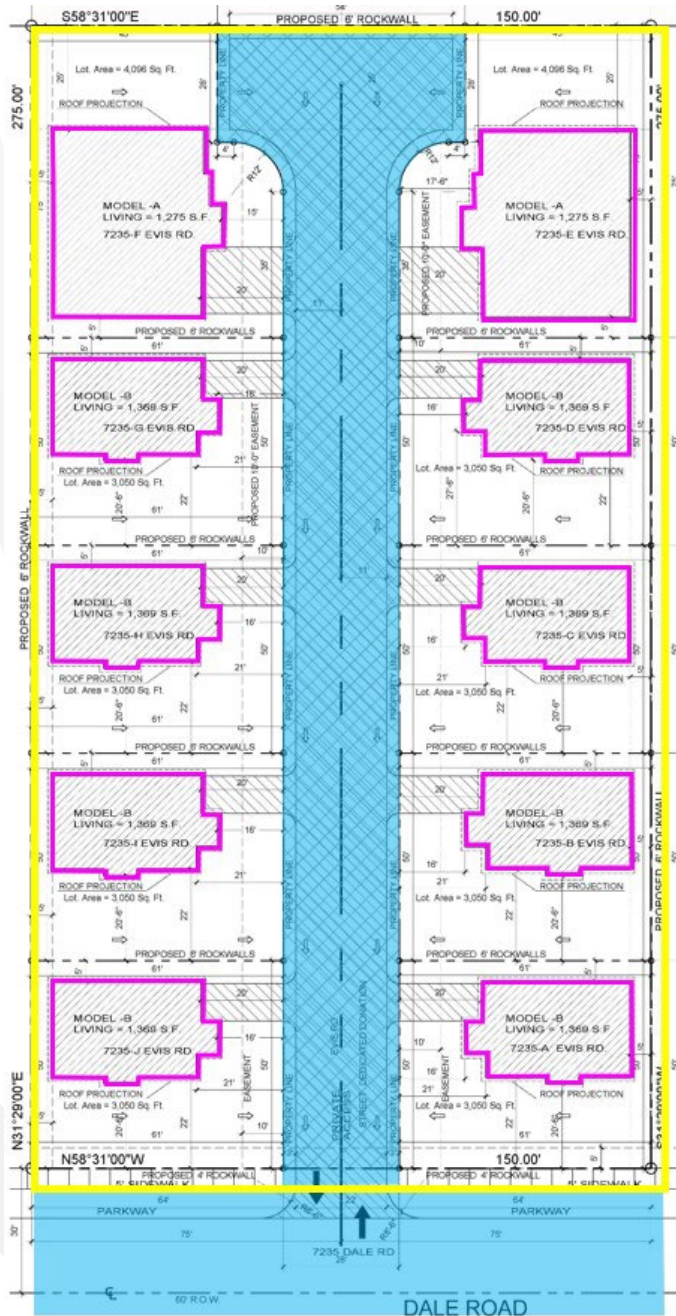
Future Land Use Map

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 Subject Property

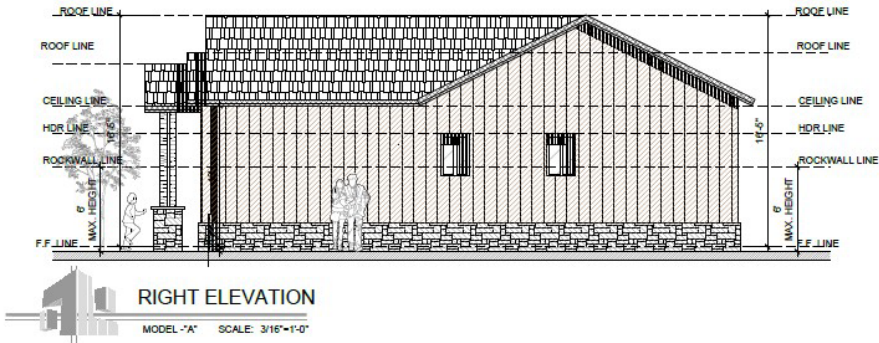
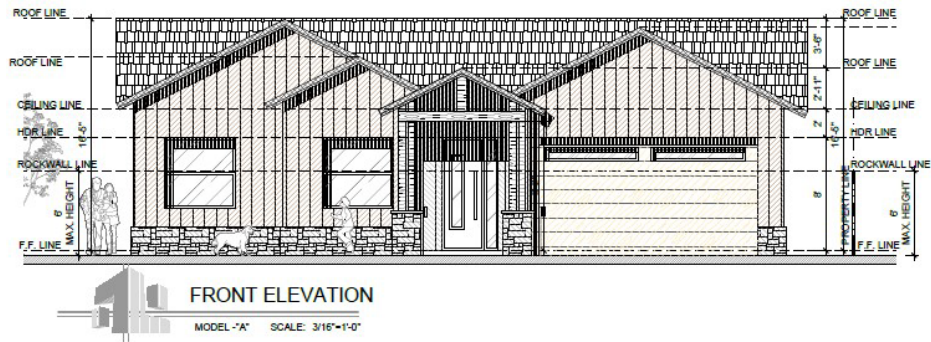




A-2 (Apartment) Zone District		
Density/Dimensional Standard	Required	Proposed
Single-family dwelling		
Lot Area (min.)	3,500 sq. ft.	3,050 sq. ft.
Lot Width (average min.)	35 feet	50 feet
Lot Depth (min.)	90 feet	61 feet
Front Yard Setback (min.)	10 feet	10 feet
Rear Yard Setback (min.)	15 feet	5 feet
Cumulative Front & Rear Yard Setback (min.)	45 feet	N/A
Side Yard Setback (min.)	5 feet	5 feet
Side Street Yard Setback (min.)	10 feet	5 feet
Height (max.)	35 feet	16.42 feet
Duplex		
Lot Area (min.)	5,000 sq. ft.	4,096 sq. ft.
Lot Width (average min.)	50 feet	75 feet
Lot Depth (min.)	90 feet	61 feet
Front Yard Setback (min.)	10 feet	10 feet
Rear Yard Setback (min.)	15 feet	5 feet
Cumulative Front & Rear Yard Setback (min.)	45 feet	N/A
Side Yard Setback (min.)	5 feet	5 feet
Height (max.)	35 feet	30.67 feet

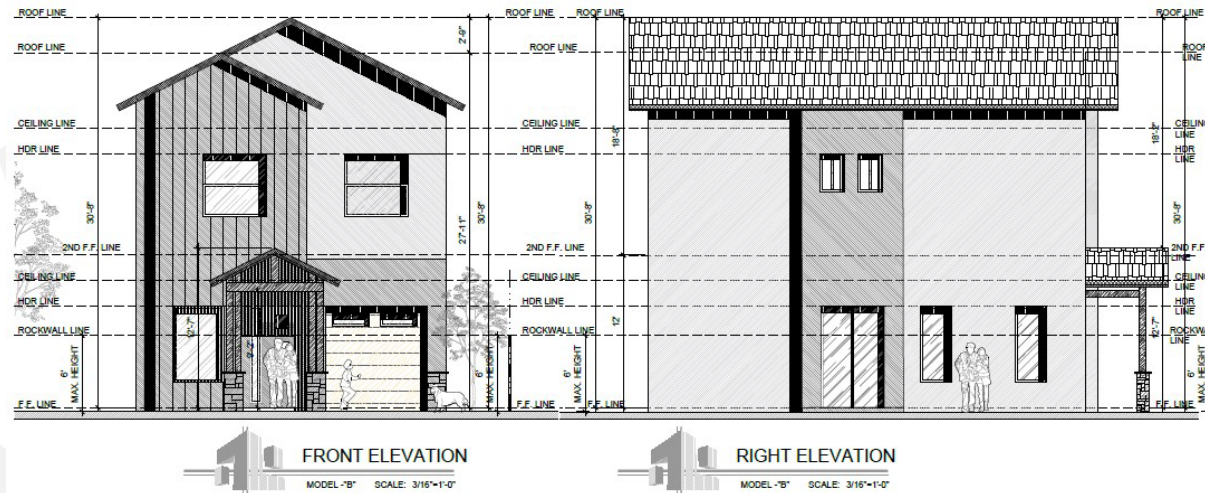
Note: bold indicates requested reductions

Detailed
Site Plan



MAX HEIGHT: 16.42'

Elevations



MAX HEIGHT: 30.67'

PZST24-00005



Aerial with Site Plan

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 Subject Property

0 40 80 160 240 320 Feet





Subject
Property

Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on March 28, 2025.
- The Planning Division received one (1) call of inquiry but no communication in support or opposition to the request.



Recommendation

Staff recommends **Approval with a Condition** of the special permit and detailed site development plan request.

CPC recommends **Approval (7-0) with a Condition** of the special permit and detailed site development plan request.

- *That the proposed private street be subject to modifications based on the approval of the subdivision plat.*



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