



# 1019 & 1039 JC Machuca Road Special Permit

PZST21-00009

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZST21-00009



## Aerial

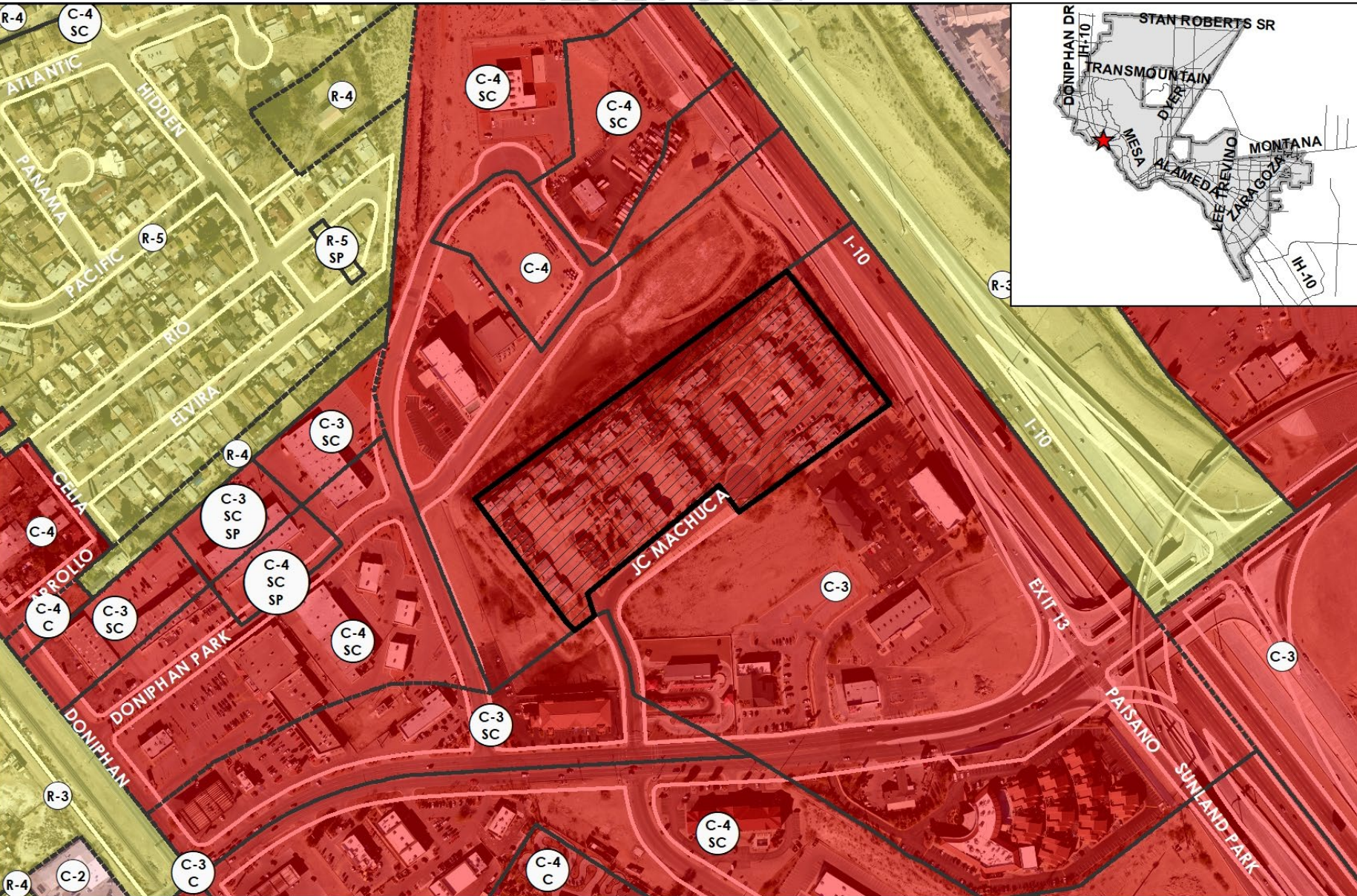
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# PZST21-00009



## Existing Zoning

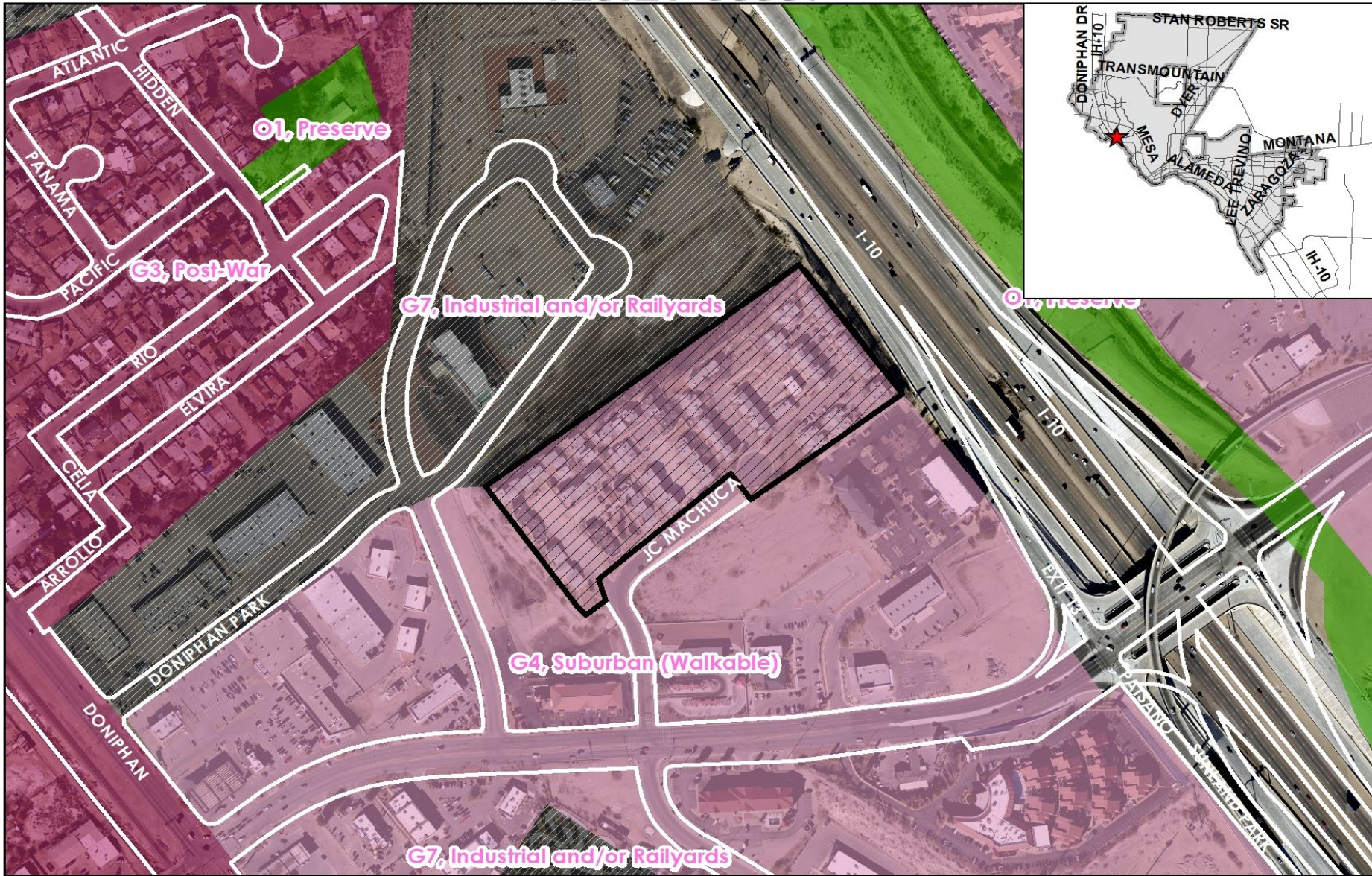
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 Subject Property



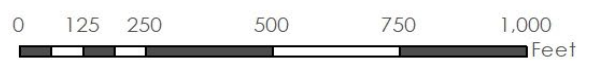
# Future Land Use



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Subject Property





# Parking Study

UNITS	NUMBER OF UNITS	MINIMUM SIZE OF UNITS
1 BEDROOM UNITS	8	796 SQ. FT.
2 BEDROOM UNITS	94	917 SQ. FT.
3 BEDROOM UNITS	42	1117 SQ. FT.

## PARKING CALCULATION

8 (1 BEDROOM UNITS) X 1.5 = 12  
 94 (2 BEDROOM UNITS) X 2 = 188  
 42 (3 BEDROOM UNITS) X 2 = 84  
**TOTAL PARKING REQUIRED = 284**  
**TOTAL PARKING PROVIDED = 201**

**PARKING REDUCTION REQUESTED**  
**29.23 %**

**HC SPACES REQUIRED = 11**  
**HC SPACES PROVIDED = 13**

**BIKE RACKS:**  
**REQUIRED NUMBER OF BIKES = 11**  
**NUMBER OF BIKES RACKS PROVIDED 3X6 = 18**

**3 RACKS OF 6 BIKES PROVIDED**



NO.	UNIT TYPE	NO. OF UNITS	MINIMUM SQ. FT.	TOTAL SQ. FT.
1	1 BR	8	796	6,368
2	2 BR	94	917	86,158
3	3 BR	42	1,117	46,914
TOTAL		144	2,830	139,440

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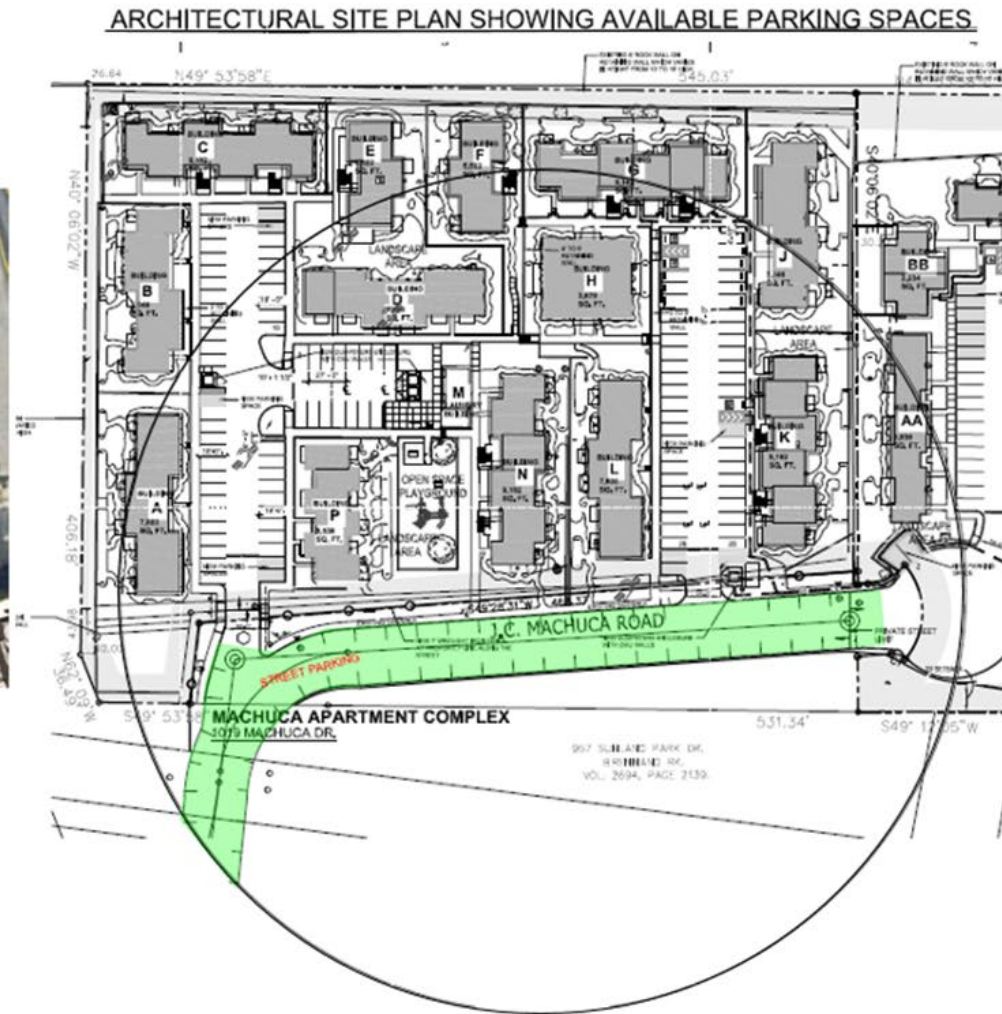
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# Parking Study

# Parking Study



44 Spaces Available



# Parking Study

# Subject Property





# Surrounding Development



N



W

E

S



# Public Input

- Notices were mailed to property owners within 300-feet on July 2, 2021.
- As of July 8, 2021, Planning has not received any communication in support of or opposition to the special permit request.





## Recommendation

Staff recommends APPROVAL of the Special Permit to allow for a 29% parking reduction for additional units within an existing multi-family development.



## 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