



ITEM 28

7804 and 7808 Bois D'Arc Rezoning

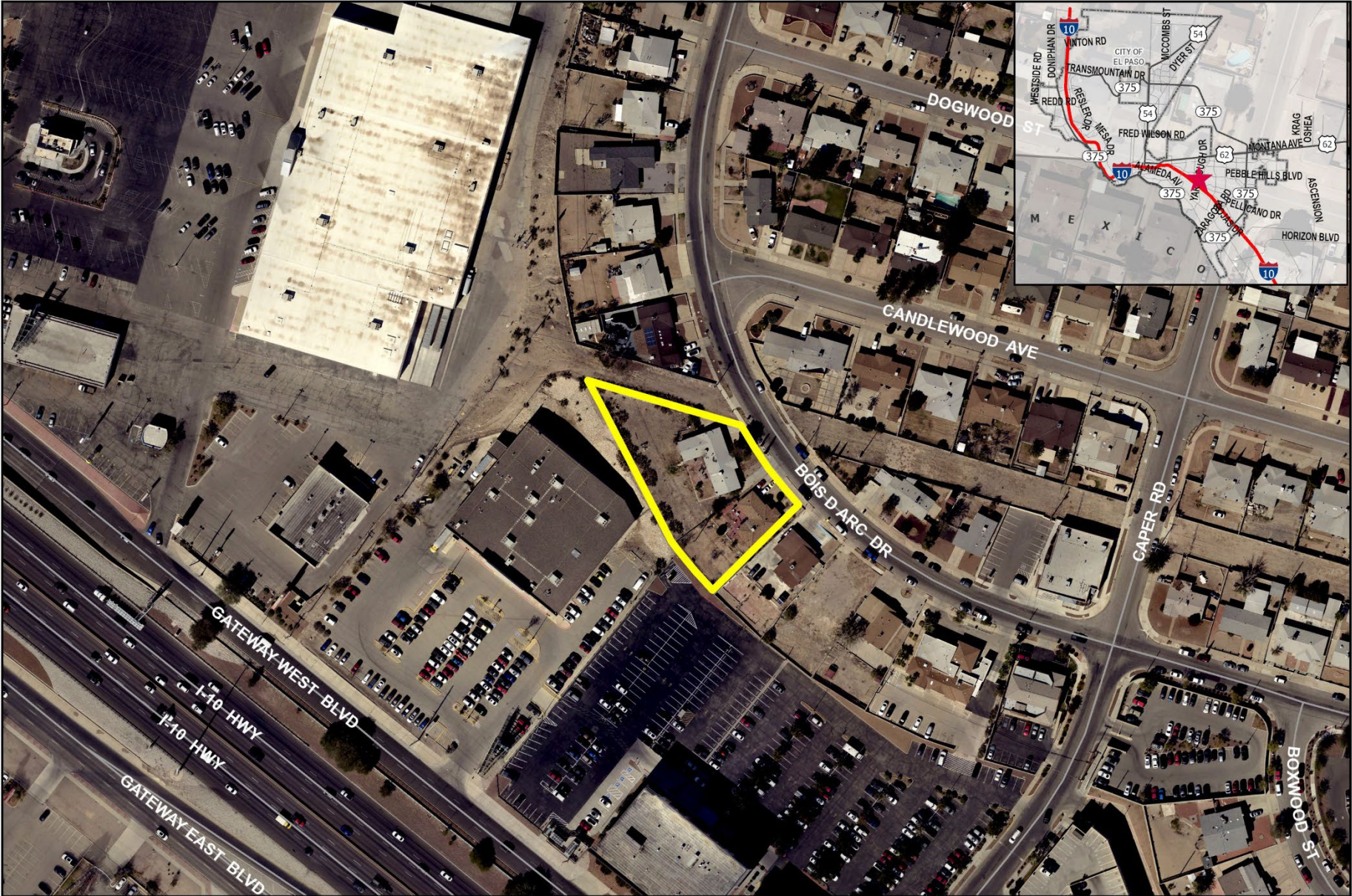
PZRZ24-00026

Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial



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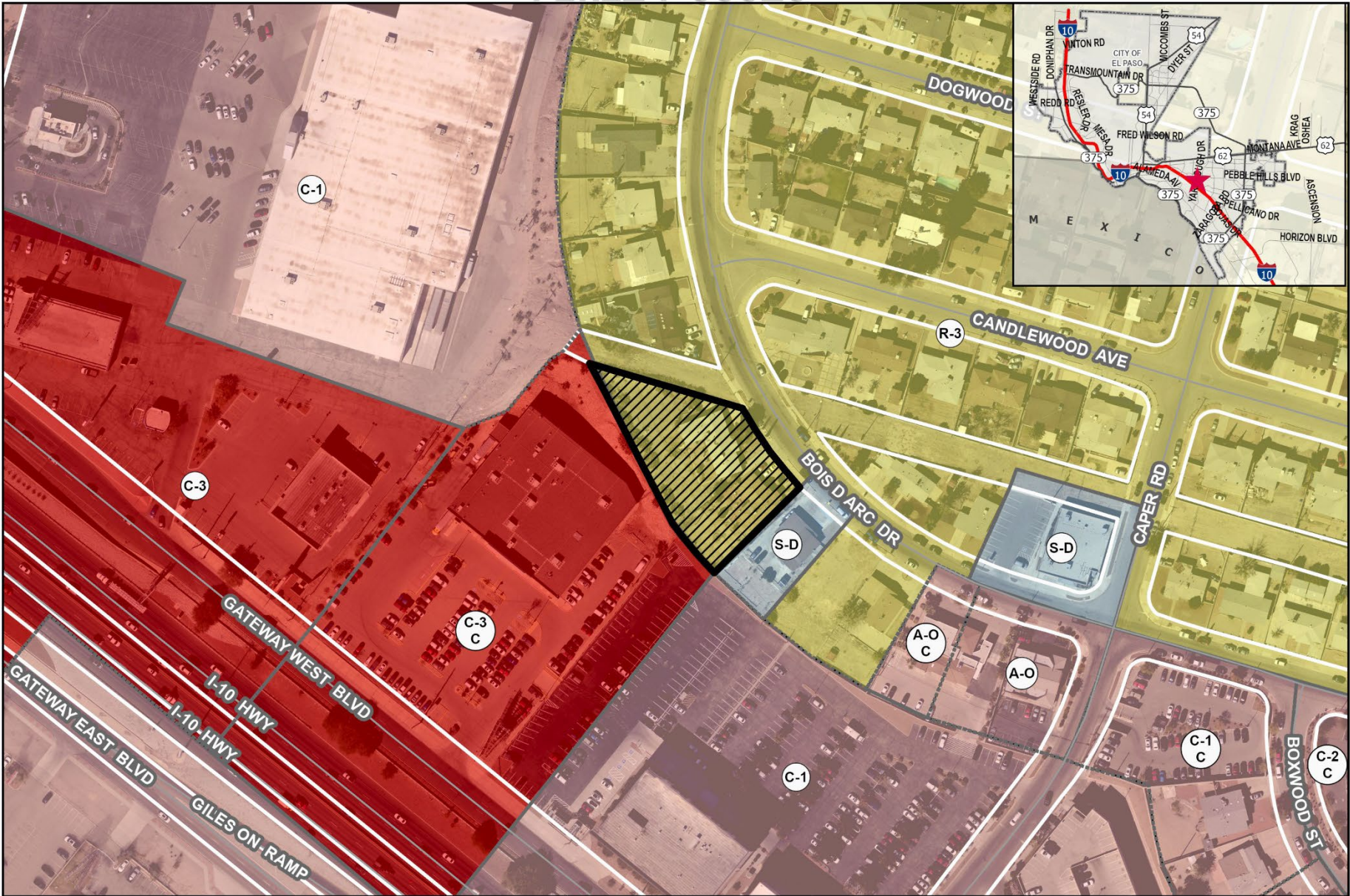


 Subject Property

0 37.5 75 150 225 300
Feet



Existing Zoning



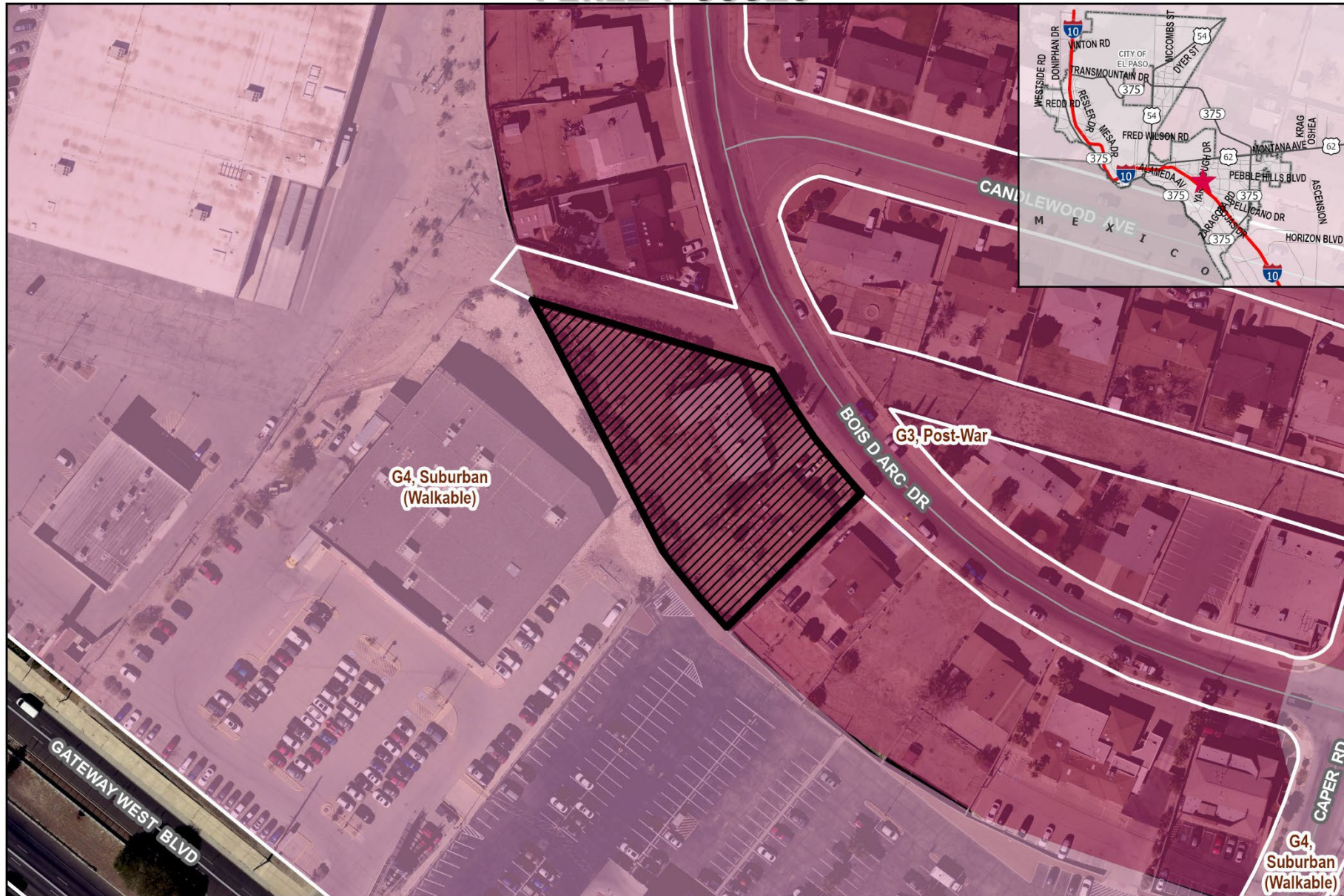
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 Subject Property

0 37.5 75 150 225 300 Feet



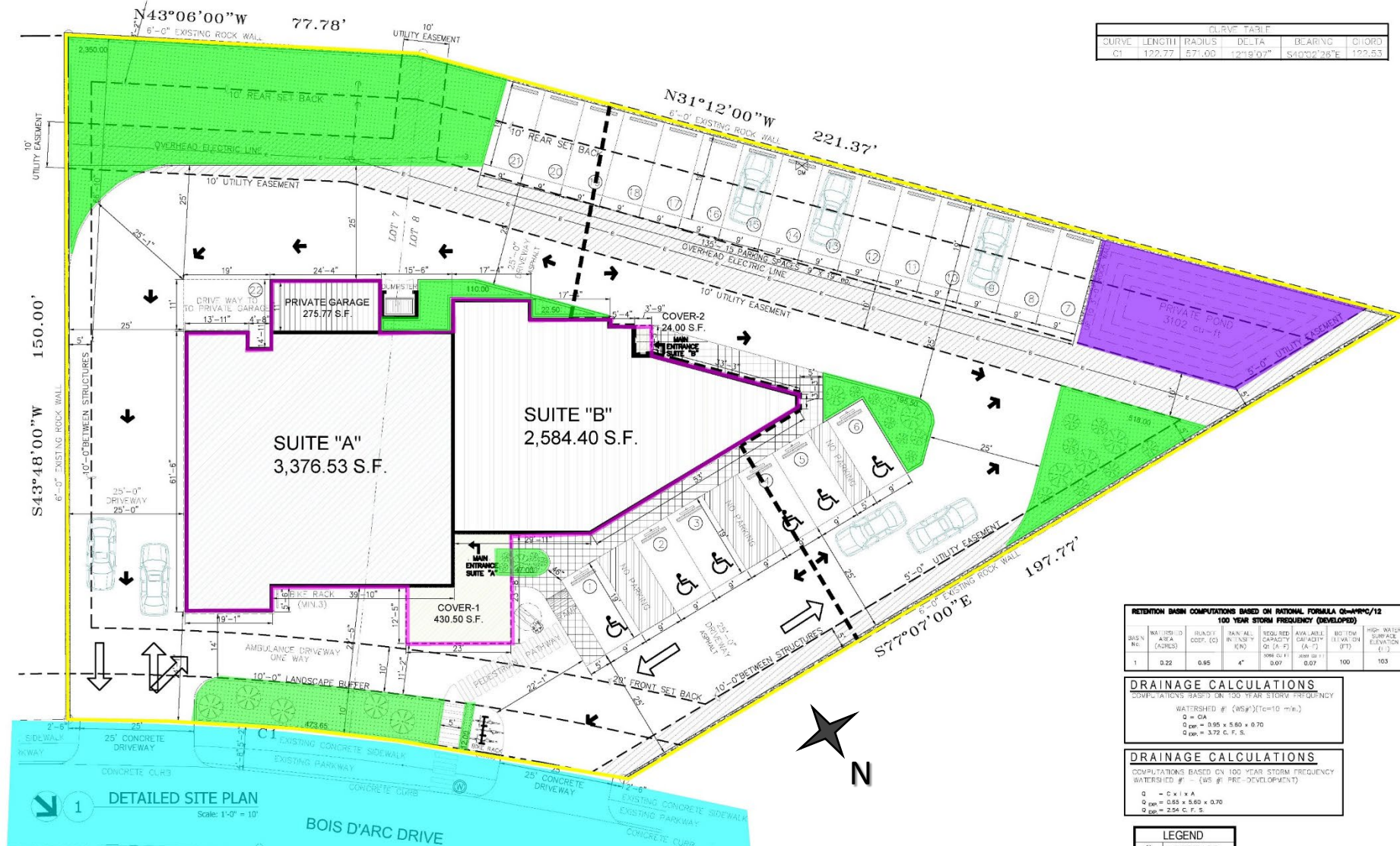


Future Land Use Map

G-3, Post-War: This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.



Detailed Site Plan



PROJECT DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
FIRE BUILDING CODE 2022

SCOPE OF WORK

NEW MEDICAL OFFICE

LEGAL ADDRESS

7804 7808 BOS 2ND DR.
E. PASO, TEXAS 79905

LEGAL DESCRIPTION

LOT 7 AND LOT 8, BLOCK G,
E. PASO COUNTY, TEXAS.

LAND AREA

TOTAL AREA = 32,667.63 S.F.
ACRES AREA = 0.70

LOT NOTES:

LOTS 7 & 8 ARE TO BE COVERED.

SCOPE OF WORK

NEW AND EXISTING

ZONING

MEDICAL OFFICE
CLASSIFICATION:
ZONING: **SO**

OCCUPANCY

MEDICAL OFFICE
OUTPATIENT AREAS 100 CROSS
42 PEOPLE

BUILDING AREA: TOTAL = 6,236.70 S.F.

SPACE	AREA S.F.
MEDICAL OFFICE-1	3,376.53 S.F.
MEDICAL OFFICE-2	2,584.40 S.F.
GARAGE PARKING (PRIVATE)	375.77 S.F.
COVER-1	430.50 S.F.
COVER-2	24.00 S.F.

ZONING SET BACKS

	PROVIDED	REQUIRED
FRONT YARD	25'-0"	30'-0"
REAR YARD	20'-0"	10'-0"
CLIM. (HORN) & REAR YARD	30'-0"	10'-0"
SIDE YARD	30'-0"	10'-0"
STREET	10'-0"	10'-0"
MAXIMUM HEIGHT	35'-0"	35'-0"

LANDSCAPING CALCULATION

15' AREA = 30,667.63 S.F.
 BUILDING AREA = 6,236.70 S.F.
 $30,667.63 - 6,236.70 = 24,430.93 \text{ S.F.}$
 $24,430.93 \times 10\% = 2,443.09 \text{ S.F.}$
 REQUIRED = 2,443.09 S.F.
 PROVIDED = 2,443.09 S.F.

AREA #1 473.65 S.F.
 AREA #2 12.00 S.F.
 AREA #3 47.00 S.F.
 AREA #4 195.50 S.F.
 AREA #5 22.50 S.F.
 AREA #6 110.00 S.F.
 AREA #7 2,300.00 S.F.
 AREA #8 51.00 S.F.

TOTAL AREA = 3,728.65 S.F.
 POND AREA = 3102 cu-ft

PARKING CALCULATION

MIN=17,298 SF (24 MEDICAL OFFICE)
 MAX=7,200 SF (24 MEDICAL OFFICE)
 MIN= (5,080.93)
 MIN= 20.69 = 21 MIN. PARKING SPACES
 21 MIN. PARKING SPACES
 MAX= (5,860.83)
 MAX= 29.80 = 30 MAX. PARKING SPACES
 30 MAX. PARKING SPACES REQUIRED
 REGULAR = 15 PARKING SPACES
 PRIVATE = 1 PARKING SPACE (SUITE "A")
 6 H.C. PARKING SPACE
 TOTAL PROVIDED = 22 PARKING SPACES
 PARKING TRACTS REQUIRED
 $22-21=1/3=0.2$
 PARKING TRACTS

FIRE PROTECTION

NO PROTECTION WITH SPRINKLER
 NO REQUIRED AUTOMATIC SPRINKLER SYSTEM

FIRE HYDRANT / ACCESSIBLE ROUTE PLAN

EXISTING FIRE HYDRANT
 LOCATED AT INTERSECTION OF CANDEWOOD ST. AND
 ROS YARD IN
 HYDRANT #04158

LEGEND

KL	= EXISTING LIGHT
TD	= TOP OF DRIVEWAY
NR	= NATURAL GROUND
PR	= PAVEMENT
GL	= GUTTER
BS	= TOP OF CURVE
TR	= TROCKWALL
CONC	= CONCRETE
PO	= POWER POLE
GL	= GUTTER
WM	= WATER METER
WH	= WATERHOLE
GS	= GAS VALVE
GS	= GAS METER
WV	= WATER VALVE
EF	= EXISTING FIRE HYDRANT
TR	= TROCKWALL
CL	= CONCRETE SLAB (DRIVEWAY)

LEGEND

---	ACCESSIBLE ROUTE
---	EXISTING PRIVATE FIRE HYDRANT
---	PRIVATE FIRE HYDRANT
---	ARROWS INDICATE STREET ENTRANCE & INTERIOR DRIVEWAY
---	ARROWS INDICATE BLDG. ENTRANCE
---	ARROWS INDICATE STORM WATER DRAINAGE FLOW (DRAINAGE)
---	LANDSCAPING
---	SIDEWALK

[illegible]

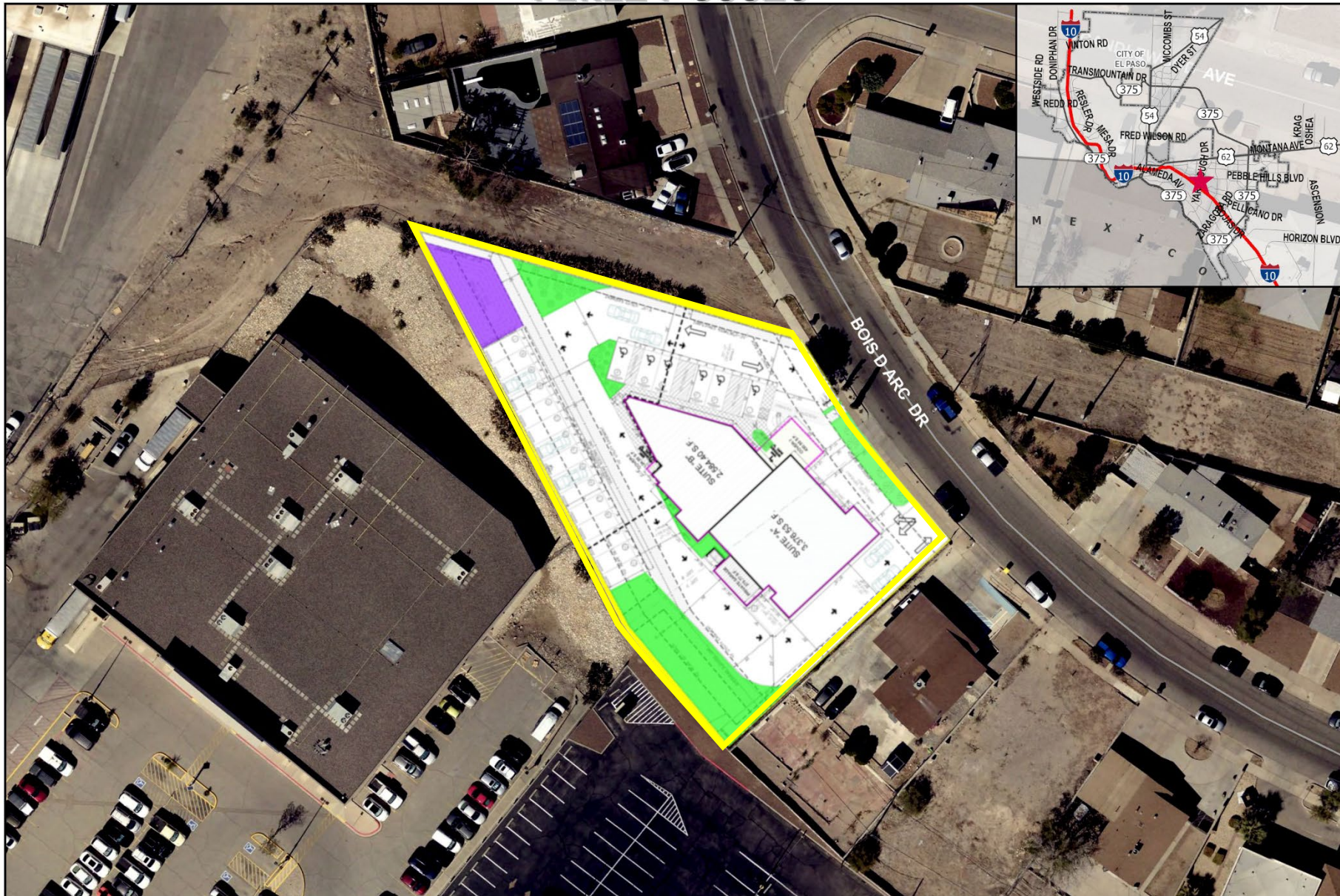
Elevations

(Maximum Height: 17'-0")

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Detailed Site Plan



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 Subject Property

0 15 30 60 90 120
Feet





Subject Property

N

Surrounding Development



W

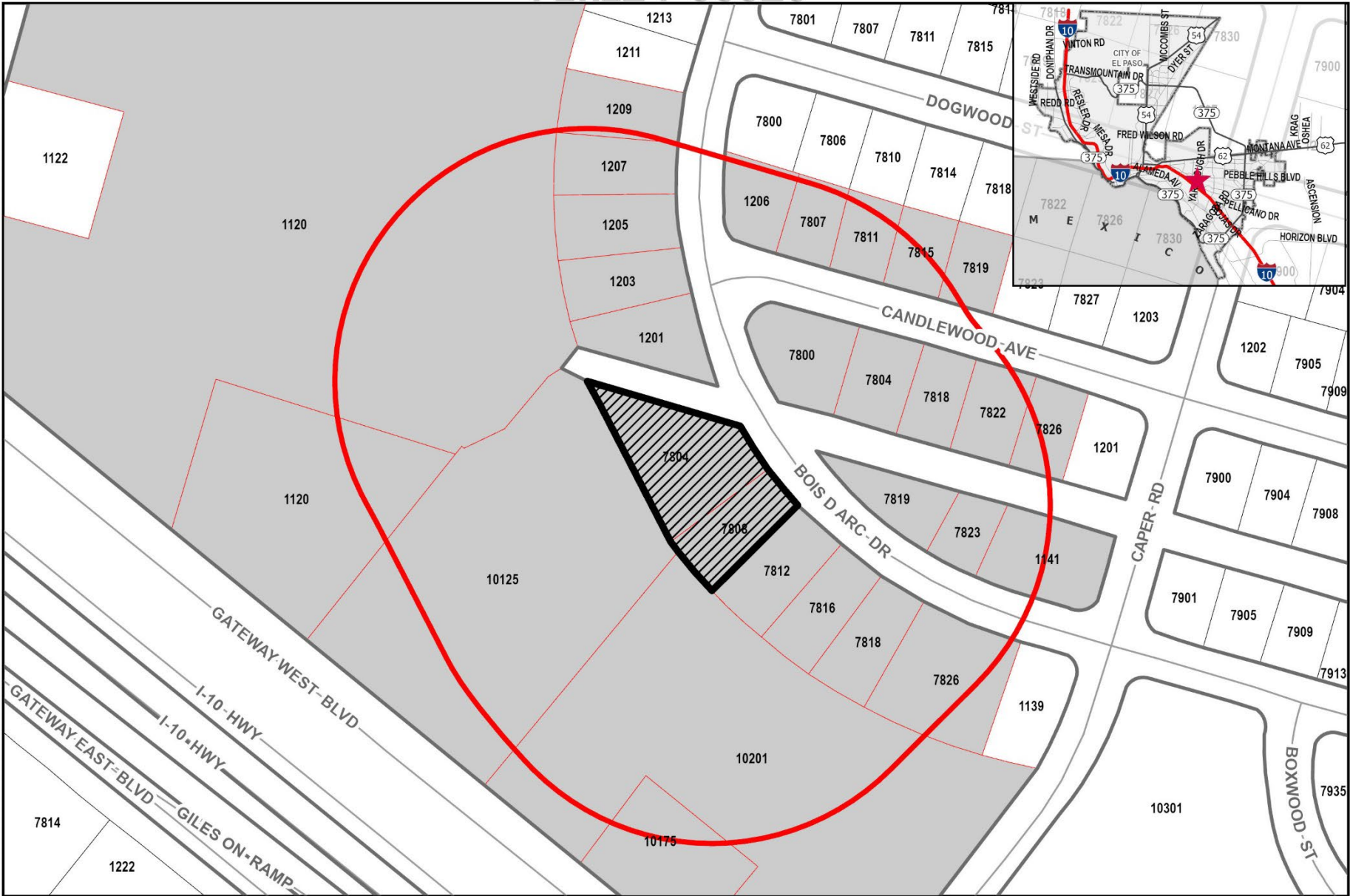
S

E
9

Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on August 29, 2025.
- The Planning Division has not received any communications in support or opposition to the request.





Notice Map
(22 Notices Sent)

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





Recommendation

Staff and CPC (6-0) recommended **approval** of the rezoning and detailed site development plan request.



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





