



ITEM 36

# 7764 & 7768 Hockney Street Special Permit

PZST22-00007



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

PZST22-00007



# Aerial

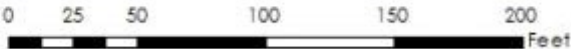
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Discrepancies of this map, to scales greater than its original coordinate system and may lead to misinterpretation of the data.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



# Existing Zoning



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 coordinate areas and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

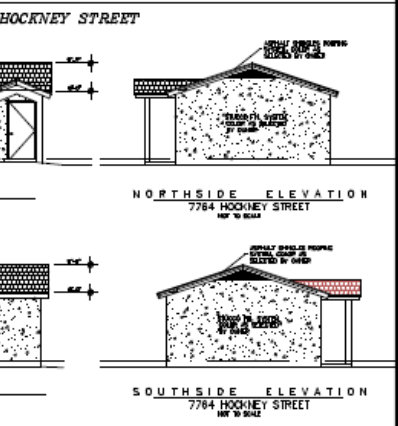
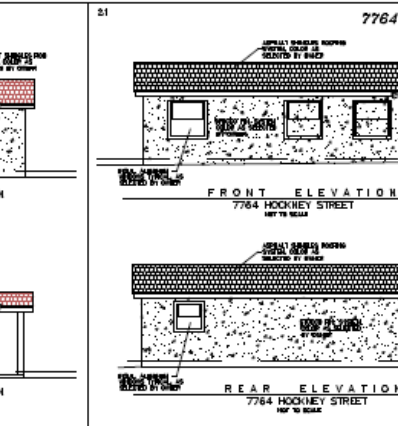
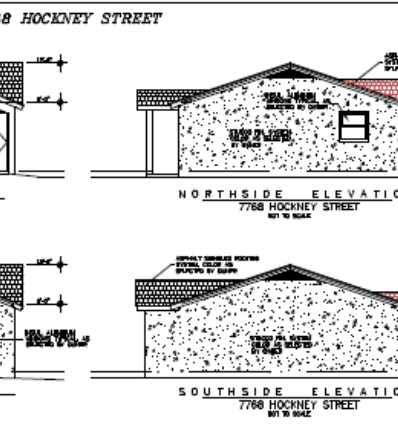
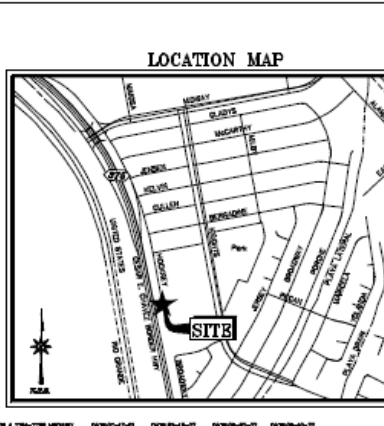
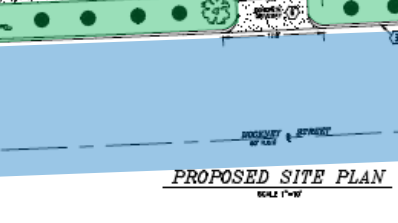
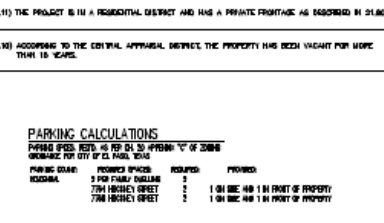
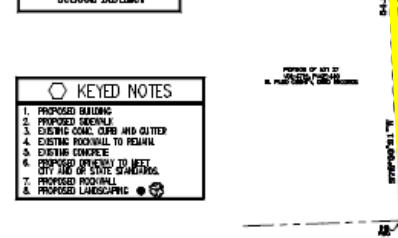
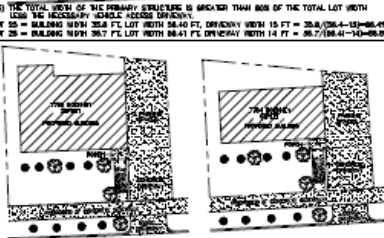
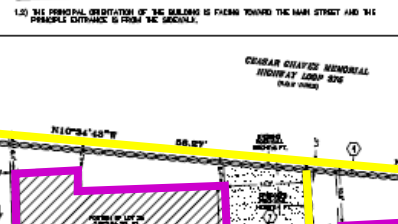
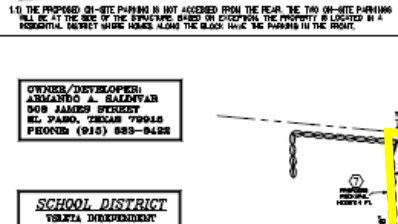
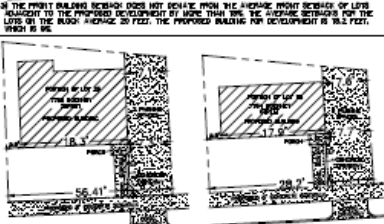


# DETAILED SITE DEVELOPMENT PLAN

7764 HOCKNEY STREET  
 PORTION OF LOT 25, BLOCK J  
 THOMAS MANOR UNIT SIX  
 CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS  
 CONTAINING:  
 2,426.53 SQ. FT.  
 0.0557 ACRES ±  
 SEE EXHIBIT "A"

7768 HOCKNEY STREET  
 PORTION OF LOT 26, BLOCK J  
 THOMAS MANOR UNIT SIX  
 CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS  
 CONTAINING:  
 2,873.04 SQ. FT.  
 0.0659 ACRES ±  
 SEE EXHIBIT "A"

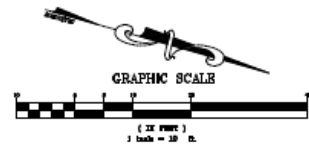
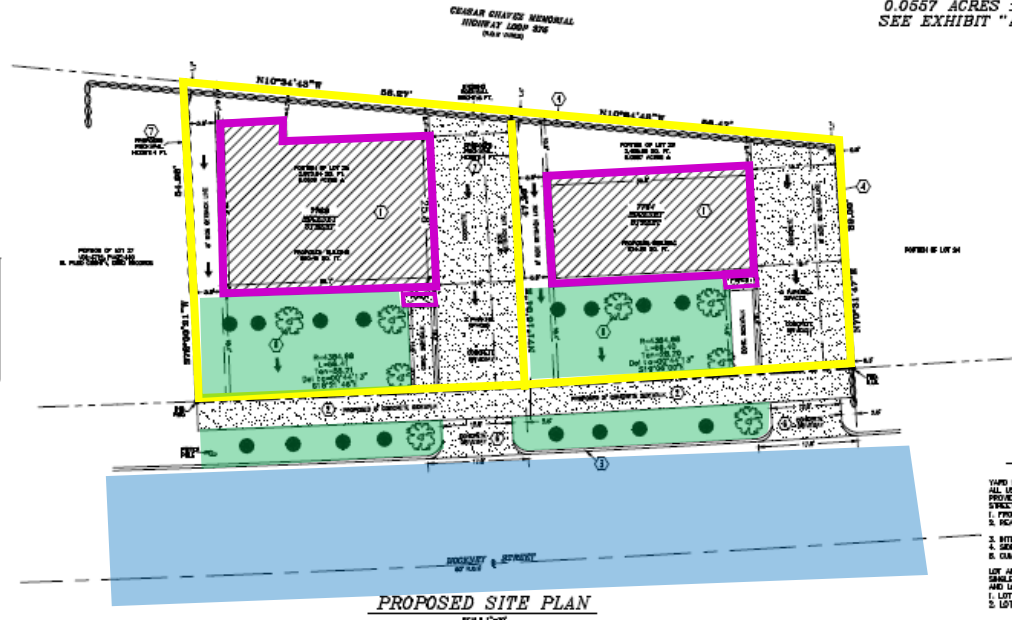
# Detailed Site Plan



OWNER/DEVELOPER:  
 ASSOCIATED A - BALDONTAB  
 908 JAMES STREET  
 EL PASO, TEXAS 79904  
 PHONE: (915) 833-8428

SCHOOL DISTRICT:  
 YULETA INDEPENDENT  
 SCHOOL DISTRICT

- KEYED NOTES
- PROPOSED BUILDING
  - PROPOSED DRIVEWAY
  - EXISTING CONC. CURB AND GUTTER
  - EXISTING SIDEWALK TO REMAIN
  - EXISTING CONCRETE
  - PROPOSED DRIVEWAY TO MEET CITY LINE OF DRIVE CHANGING
  - PROPOSED SIDEWALK
  - PROPOSED LANDSCAPING



M-S RESIDENTIAL DISTRICT - ZONING INFORMATION  
 YARD AND LOT AREA REQUIREMENTS

YARD REQUIREMENTS:  
 ALL YARDS SHALL HAVE A MINIMUM FRONT YARD OF TEN FEET, EXCEPT THAT A TWENTY FEET DRIVEWAY MUST BE PROVIDED REAR YARD OF TEN FEET, SIDE YARD OF FIVE FEET AND TEN FEET FOR A SIDE YARD MEETING A SIDE STREET.  
 1. FRONT YARD: TEN FEET (PROPOSED DRIVEWAY ON RIGHT AND LEFT SIDE OF LOT, THE NORTH SIDEWALK) (LOT 25 PROPOSED 10.5 FEET ON FRONT SIDE OF LOT 25)  
 2. REAR YARD: TEN FEET (PROPOSED DRIVEWAY ON RIGHT AND LEFT SIDE OF LOT, THE NORTH SIDEWALK)  
 3. INTERIOR SIDE YARD: FIVE FEET  
 4. SIDE STREET SIDE YARD: TEN FEET  
 5. COMPLICATED FRONT AND REAR: EXISTING SIDEWALK (PROPOSED LOT 25 = 20.6 FEET AND LOT 26 = 20.6 FEET)

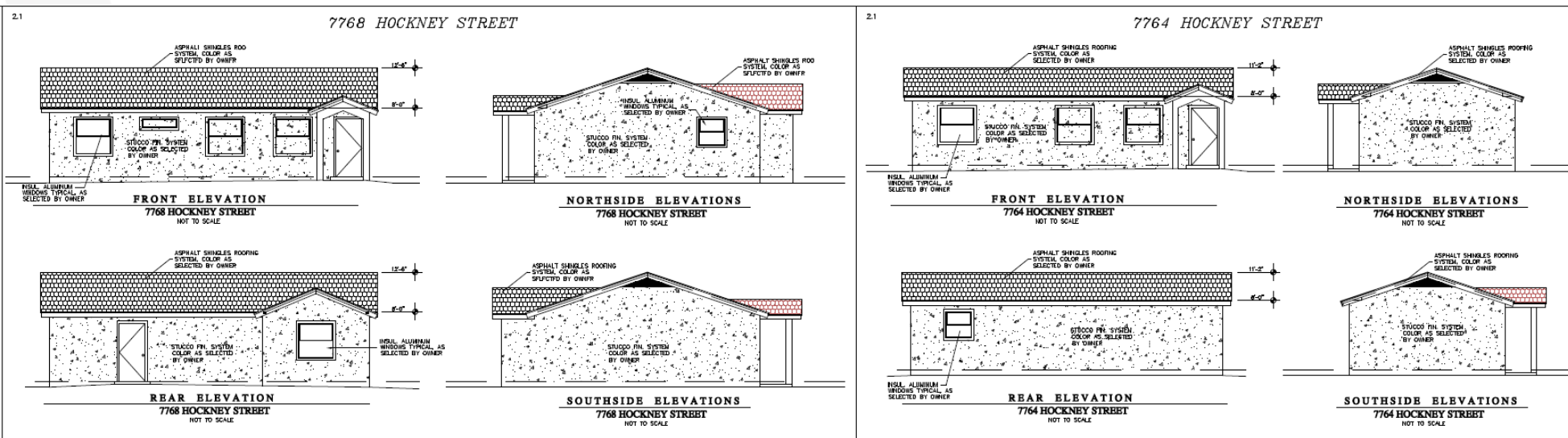
LOT AREA:  
 SINGLE FAMILY DWELLING SHALL HAVE A MINIMUM SIDEWALK WIDTH OF FIFTY FEET, LOT DEPTH OF NINETY FEET AND LOT AREA OF 4,300 SQUARE FEET.  
 1. LOT WIDTH FORTY FIVE FEET (45')  
 2. LOT DEPTH NINETY FEET (90')  
 (SINGLE LOT 25 = 20.6 FEET ON FRONT AND 10.5 FEET ON LEFT AND RIGHT SIDES, SIDEWALK DEPTH 10.5 FEET ON FRONT AND 10.5 FEET ON LEFT AND RIGHT SIDES, SIDEWALK DEPTH 10.5 FEET ON FRONT AND 10.5 FEET ON LEFT AND RIGHT SIDES)  
 (SINGLE LOT 26 = 20.6 FEET ON FRONT AND 10.5 FEET ON LEFT AND RIGHT SIDES, SIDEWALK DEPTH 10.5 FEET ON FRONT AND 10.5 FEET ON LEFT AND RIGHT SIDES)

PARKING CALCULATIONS  
 PARKING SPACES REQUIRED AS PER CITY OF EL PASO TO ACCOMMODATE 10% OF ZONING REQUIREMENTS FOR CITY OF EL PASO, TEXAS

PARKING SPACE	PROPOSED SPACES	REQUIRED
RESIDENTIAL	5 PER FAMILY DWELLING	10
	7764 HOCKNEY STREET	1
	7768 HOCKNEY STREET	1
		1 ON ONE AND 1/4 IN FRONT OF PROPERTY
		1 ON ONE AND 1/4 IN FRONT OF PROPERTY



# Elevations



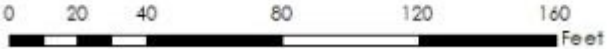
PZST22-00007



# Aerial with Site Plan



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 the map to scales greater than 1:5000 are not intended and may result in misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.





# Subject Property



# Surrounding Development



N



W



S



# Public Input

- Notices were mailed to property owners within 300 feet on June 3, 2022.
- As of June 16, 2022, the Planning Division received a letter in opposition to the request from the public.





## Recommendation

- CPC and Staff recommends approval of the special permit and detailed site plan



## 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