



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 site-specific studies may be required to obtain accurate dimensions. Discrepancies of the map, to scales greater than its original, constitute 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

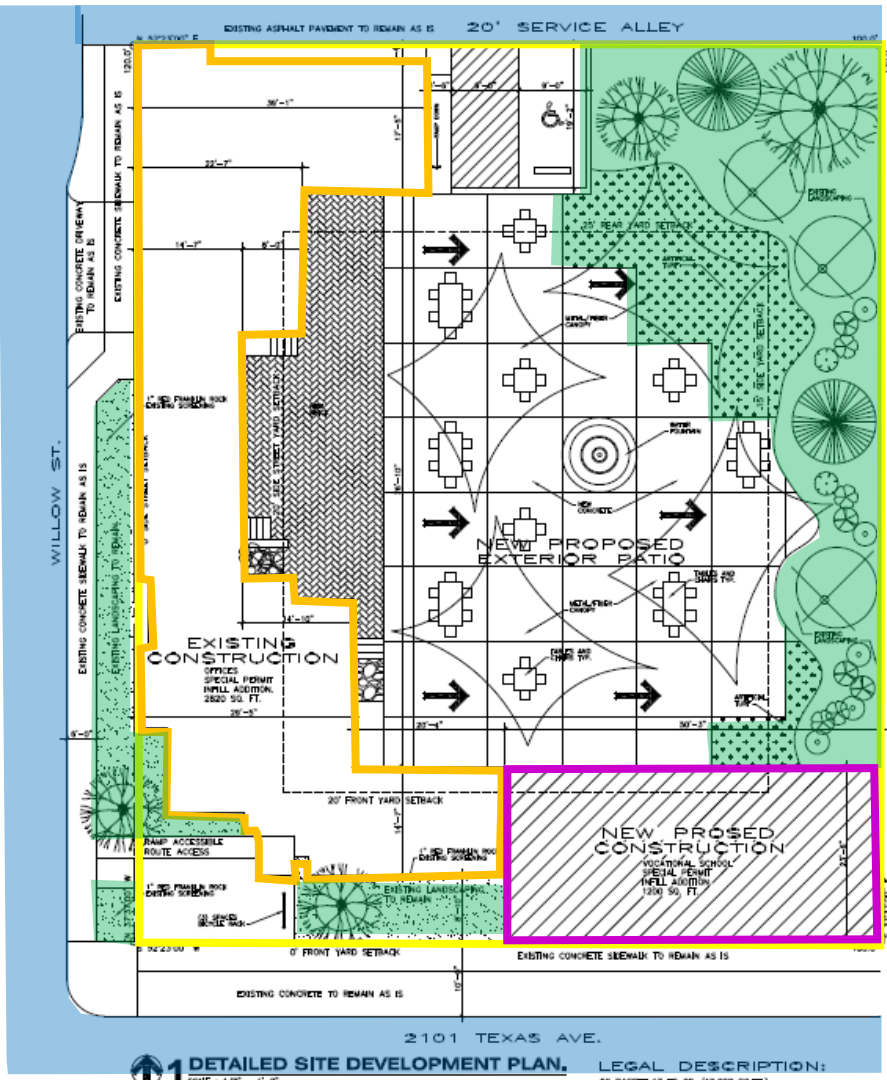


## Existing Zoning



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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)	
<b>ZONING</b>	C-4	
<b>CONSTRUCTION TYPE</b>	V-4, ONE STORY, NON-SPLUNKED	
<b>OCCUPANT LOAD</b>		
OFFICE-BUSINESS	2,800/100	28 PERSONS
VOCATIONAL SCHOOL-BUSINESS	1,200/100	12 PERSONS
<b>TOTAL</b>		<b>40 OCCUPANTS</b>

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

**PARKING REQUIREMENTS**

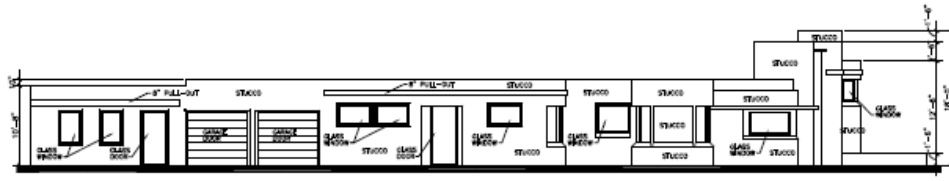
OFFICE-BUSINESS	2,800 S.F./375 = 5 SPACES
VOCATIONAL SCHOOL-BUSINESS	1,200 S.F./475 = 3 SPACES
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>8 SPACES</b>
<b>SPECIAL PERMIT 100% PARKING REDUCTION</b>	

<b>SUBJECT SITE</b>	<b>PROPOSED SET BACK</b>
ZONED C-4	ZONED C-4 RELATED TO PERM22-00020
MINIMUM FRONT SET BACK = 20'	MINIMUM FRONT SET BACK = 0'
MINIMUM REAR SET BACK = 25'	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'

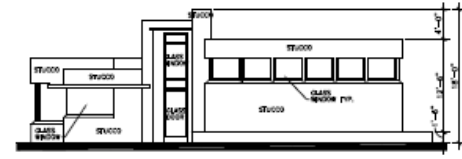
**NOTE: SPECIAL INFILL DEVELOPMENT:**  
 REAR SETBACK PROPOSED TO 0' AND SIDE STREET SETBACK PROPOSED 0'

**LANDSCAPE CALCULATIONS**

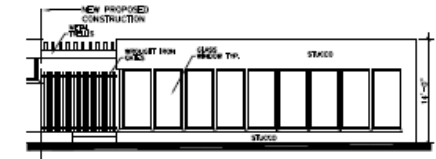
REQUIRED LANDSCAPE	(TOTAL LOT S.F.)-(FOOTAGE BUILDINGS)X12%
REQUIRED LANDSCAPE	(100'x120')-(3,999)X12% = 1,200 S.F.
EXISTING LANDSCAPE	= 2,363 S.F.
PROPOSED LANDSCAPE	= 656 S.F.
<b>TOTAL LANDSCAPE</b>	<b>= 3,019 S.F.</b>



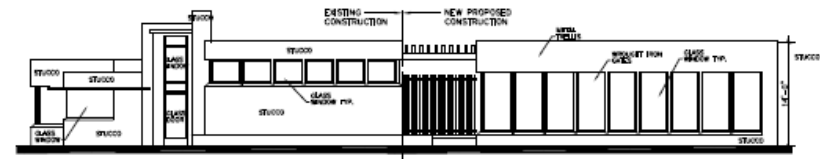
**2 WEST ELEVATION, (EXISTING)**  
 SCALE: 1/8" = 1'-0"



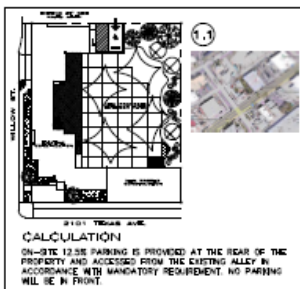
**3 SOUTH ELEVATION, (EXISTING)**  
 SCALE: 1/8" = 1'-0"



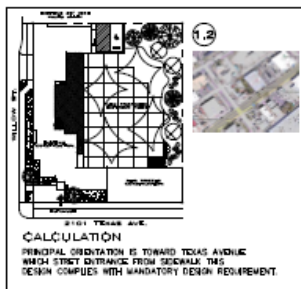
**4 SOUTH ELEVATION, (PROPOSED ELEVATION)**  
 SCALE: 1/8" = 1'-0"



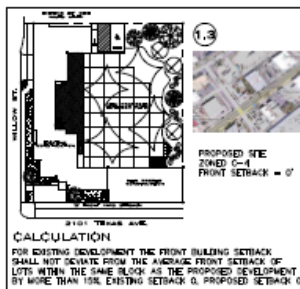
**3 WEST ELEVATION, (PROPOSED ELEVATION)**  
 SCALE: 1/8" = 1'-0"



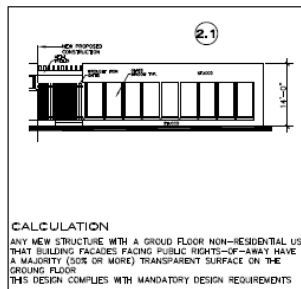
**1.1 CALCULATION**  
 ON-SITE PARKING IS PROVIDED AT THE REAR OF THE PROPERTY AND ACCESSED FROM THE EXISTING ALLEY IN ACCORDANCE WITH MANDATORY REQUIREMENT. NO PARKING WILL BE IN FRONT.



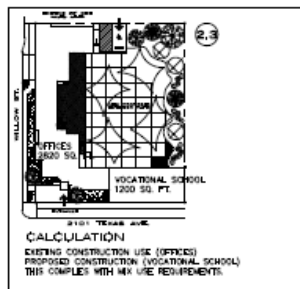
**1.2 CALCULATION**  
 PRINCIPAL ORIENTATION IS TOWARD TEXAS AVENUE AND ACCESSED FROM SIDEWALK FROM SIDEWALK. THIS DESIGN COMPLIES WITH MANDATORY DESIGN REQUIREMENT.



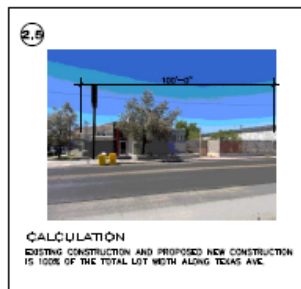
**1.3 CALCULATION**  
 FOR EXISTING DEVELOPMENT THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 10%. EXISTING SETBACK 0, PROPOSED SETBACK 0.



**2.1 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.



**2.2 CALCULATION**  
 EXISTING CONSTRUCTION USE (OFFICES) EXISTING CONSTRUCTION (VOCATIONAL SCHOOL) THIS COMPLIES WITH MIX USE REQUIREMENTS.



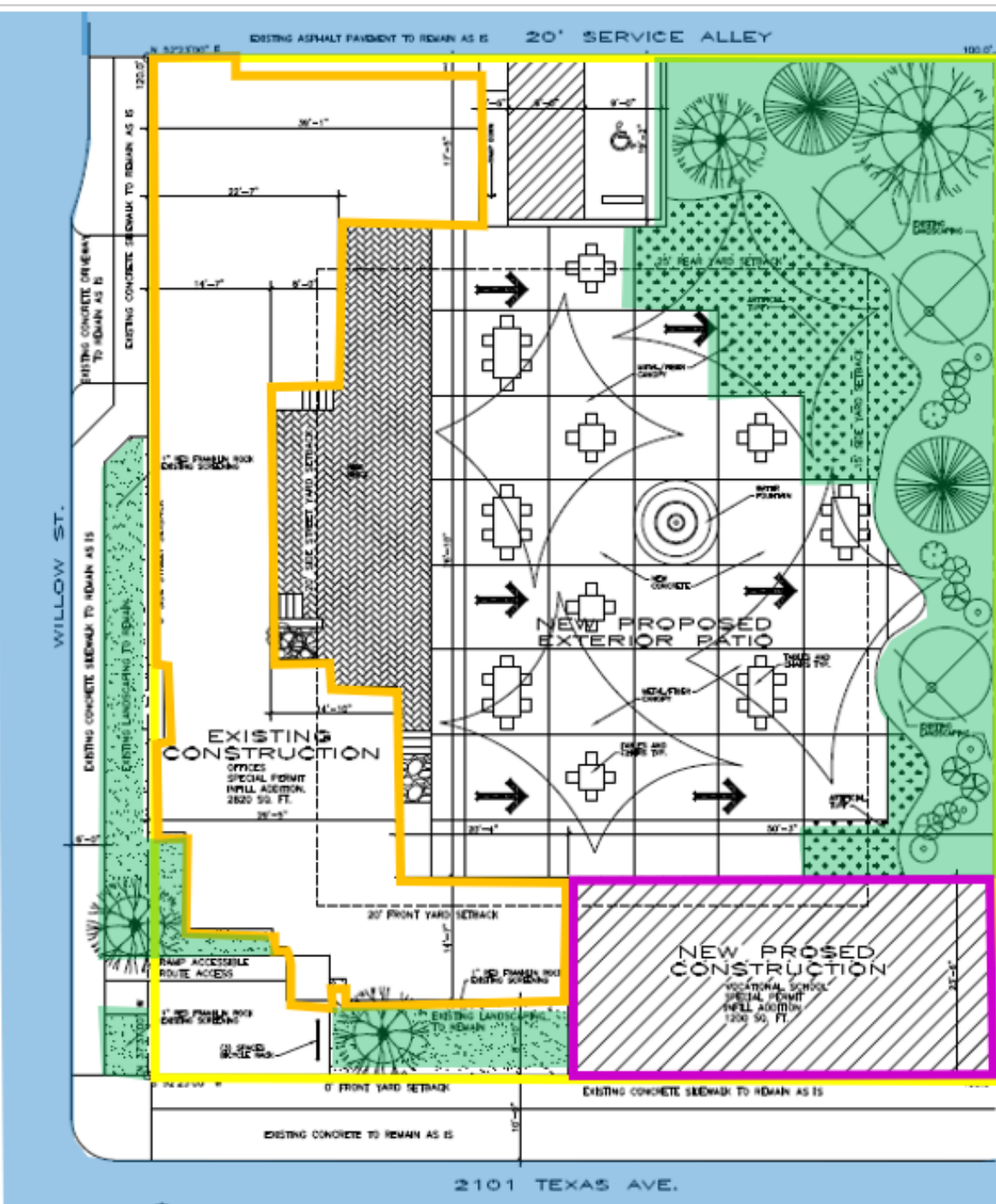
**2.3 CALCULATION**  
 EXISTING CONSTRUCTION AND PROPOSED NEW CONSTRUCTION IS 100% OF THE TOTAL LOT WIDTH ALONG TEXAS AVE.



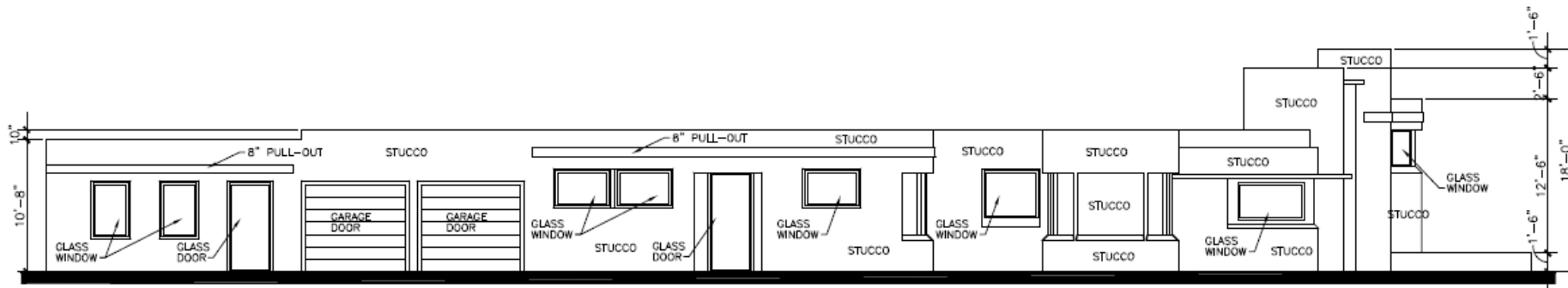
# Detailed Site Plan



# Detailed Site Plan

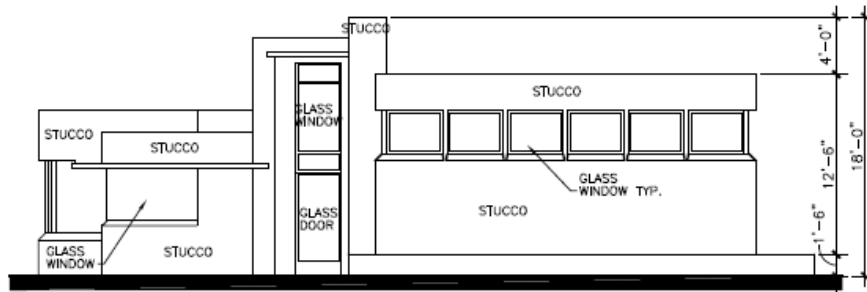


Setback: C-4 zone district	Required	Requested
Front yard setback	0 foot	No change
Rear yard setback	10 feet	0 foot
Side yard setback	10 feet when abutting a residential or apartment district	No change
Side street yard setback	10 feet	0 foot
Cumulative front & rear yard setback	N/A	No change

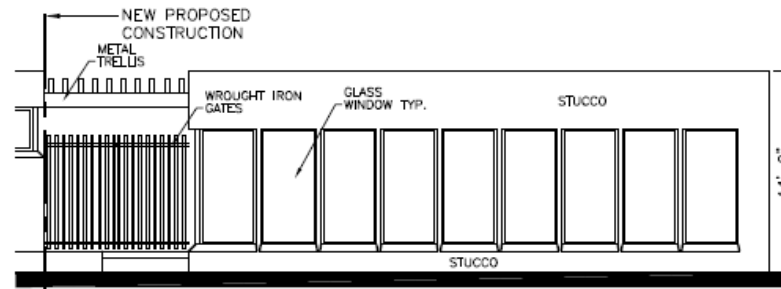


**2 WEST ELEVATION. (EXISTING)**  
SCALE : 1/8" = 1'-0"

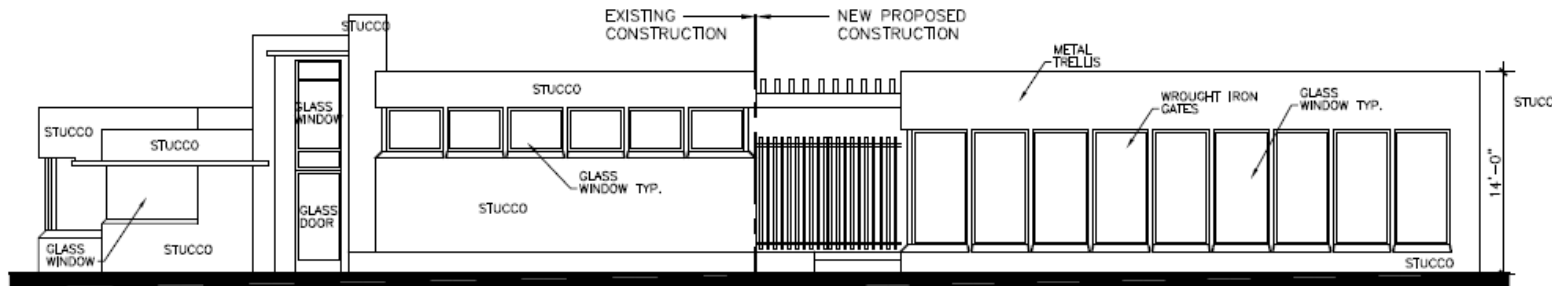
# Elevations



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



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



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

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

# Parking Study

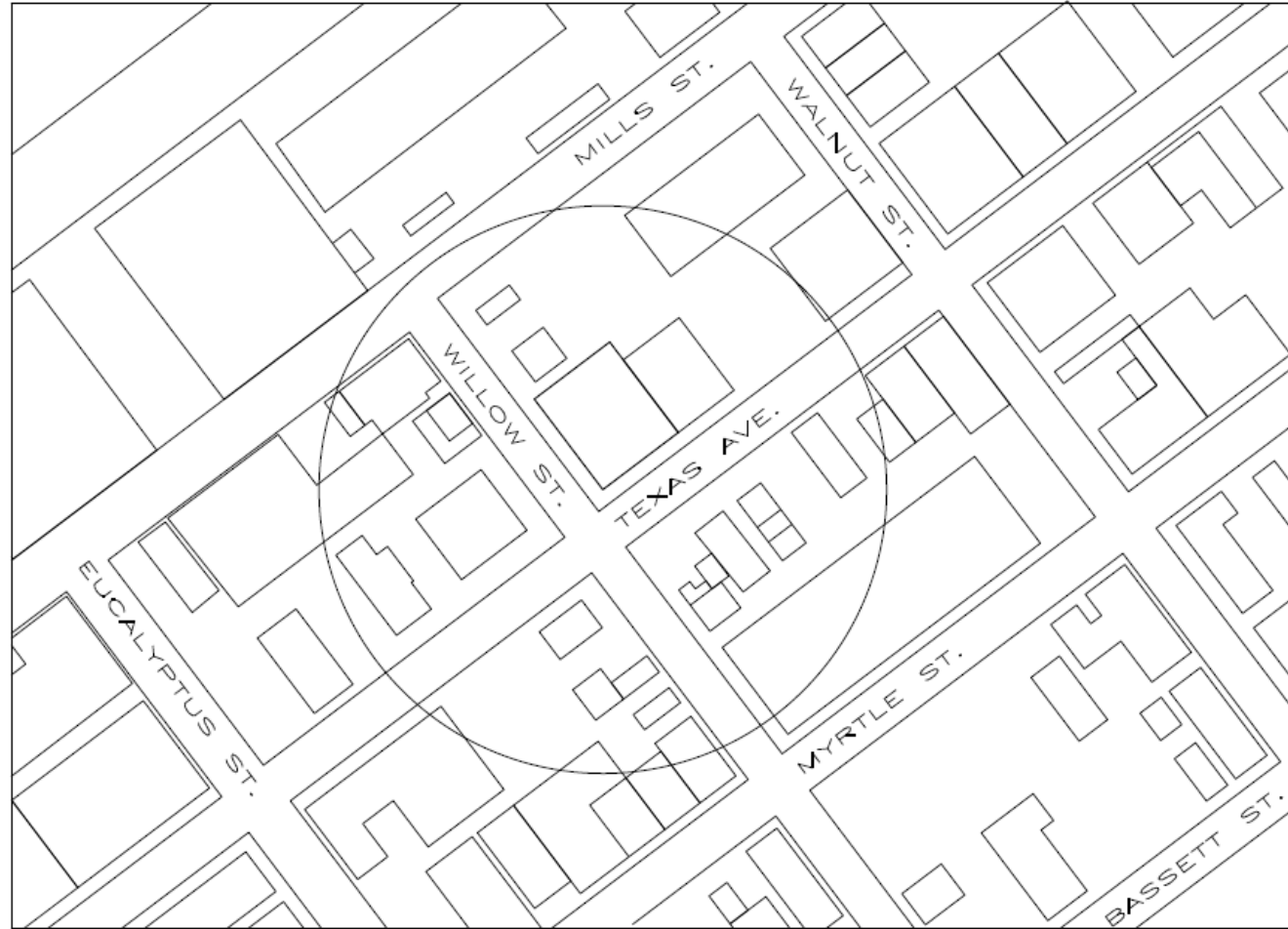
**LEGAL DESCRIPTION:**  
52 BASSETT 17 TO 20, (12,000 SQ.FT.)

**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 in 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

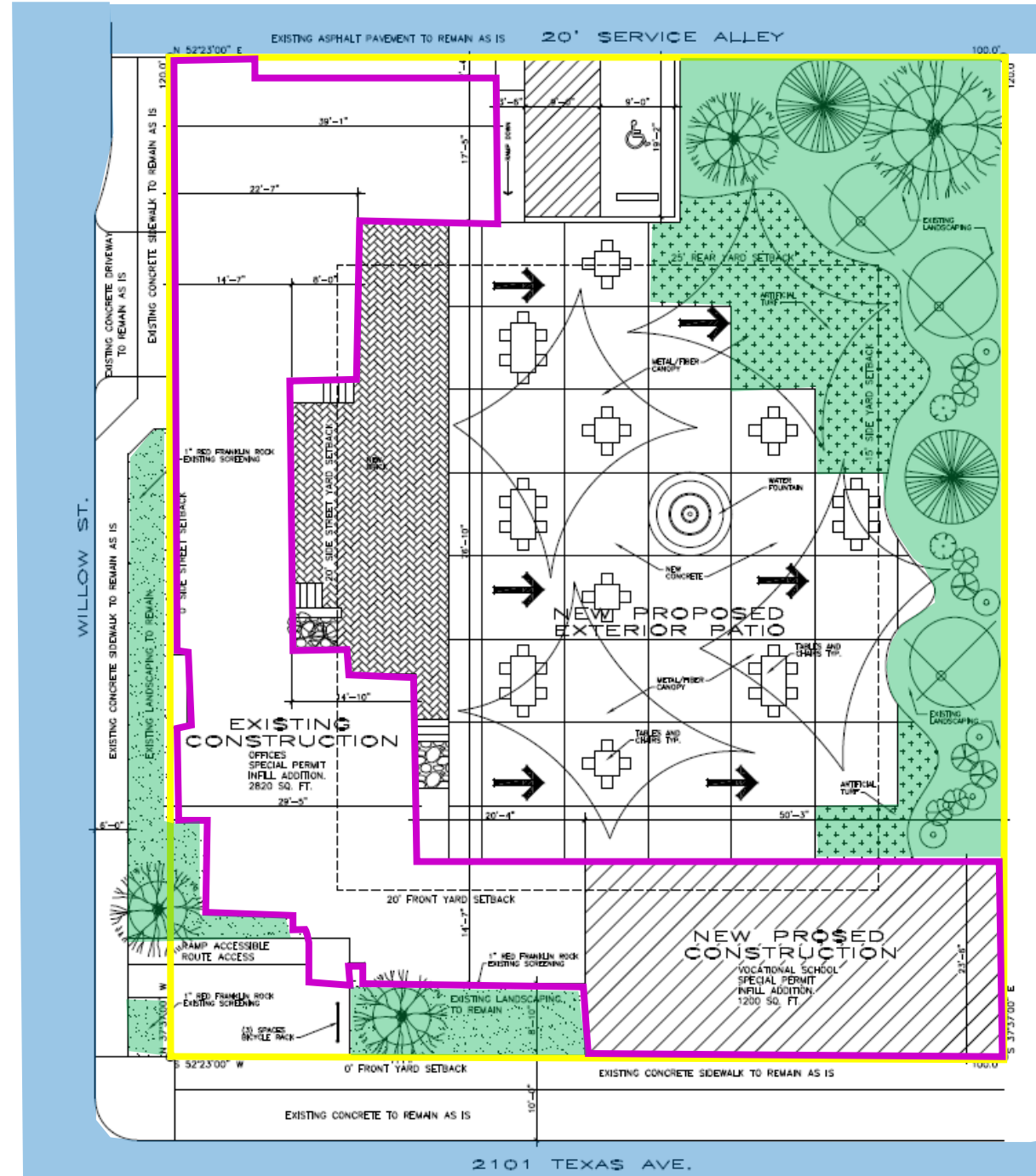
Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People

# Detailed Site Plan



Setback: C-4 zone district	Required	
Front yard setback	0 foot	
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	

