



ITEM 49

5833 Macias Street Special Permit

PZST23-00001



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZST23-00001



Aerial

This map is designed for illustrative purposes only. The features depicted herein are approximate and no warranty is made as to their accuracy. No representation is made by the City of El Paso as to the accuracy of the map. In no event shall the City of El Paso be liable for any damages, including reasonable attorneys' fees, arising out of the use of this map. The Planning & Inspection Department makes no claim to its accuracy or completeness.



 Subject Property



Existing Zoning



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 Subject Property

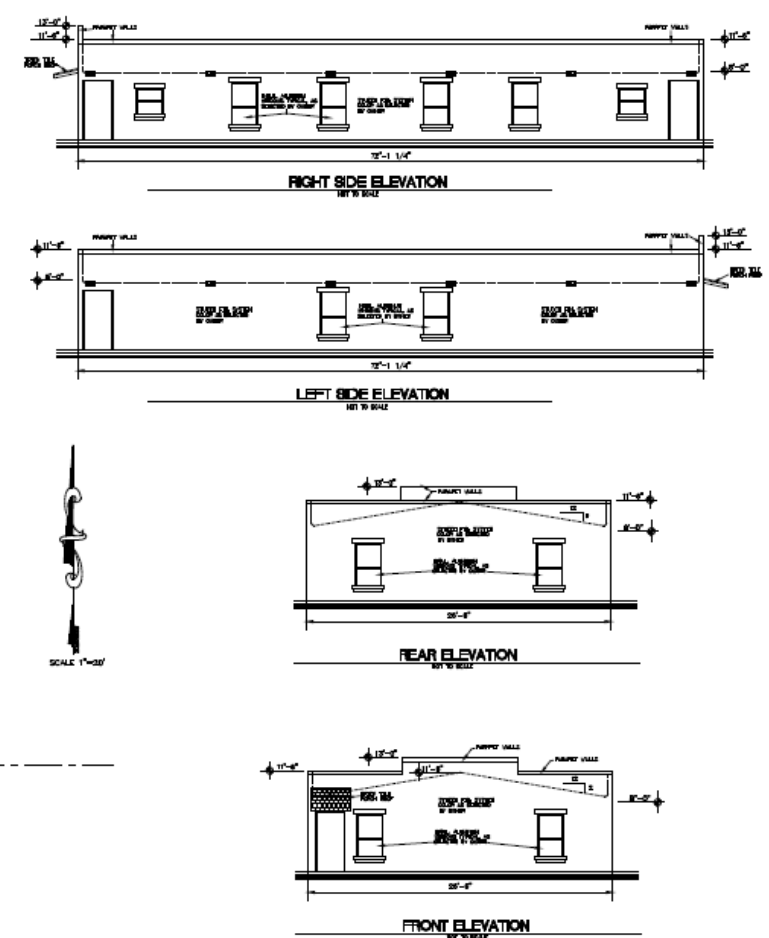
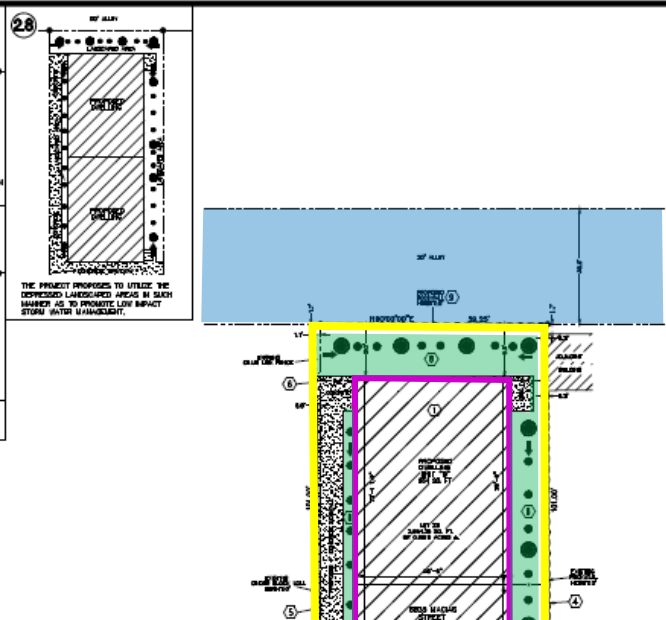
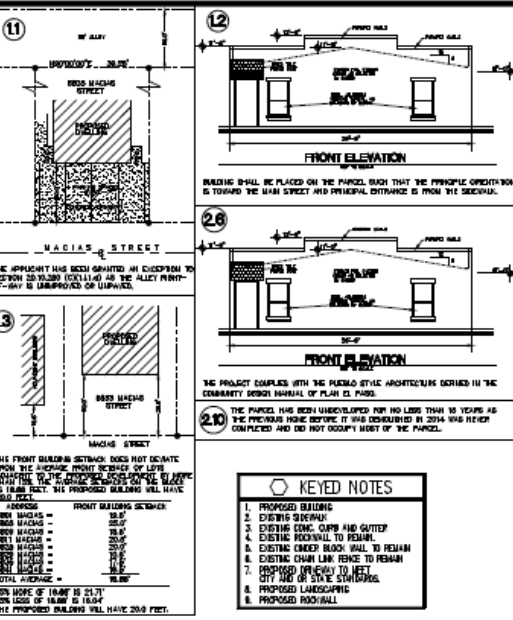


DETAILED SITE DEVELOPMENT PLAN

5833 MACIAS STREET
 LOT 33, HOWELL SUBDIVISION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 CONTAINING:
 3,964.25 SQ. FT.
 OR 0.0910 ACRES ±



Detailed Site Plan



SPECIAL PERMITS REQUESTING
 EXISTING ZONING, SETBACKS AND DIMENSIONAL STANDARDS

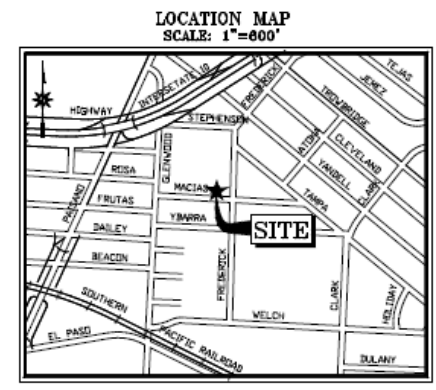
20-5 RESIDENTIAL DISTRICT - ZONING INFORMATION
 TABLE AND LOT AREA STANDARDS:

YARD SETBACKS:
 ALL LOTS SHALL HAVE A MINIMUM FRONT YARD OF TWENTY FEET, REAR YARD OF TEN FEET, SIDE YARD OF FIVE FEET AND TEN FEET FOR 1/2 ACRE LOTS.

1. FRONT YARD: MINIMUM TEN FEET (EXCEPT FOR PRODUCTION)
2. REAR YARD: MINIMUM TEN FEET (EXCEPT FOR PRODUCTION)
3. INTERIOR SIDE YARD: FIVE FEET (EXCEPT FOR PRODUCTION)
4. SIDE STREET SIDE YARD: TEN FEET (1/2 ACRE)
5. CALCULATED FRONT AND REAR: FORTY FIVE FEET (EXCEPT FOR PRODUCTION)

LOT AREA:
 TWO-PHASE DEVELOPMENT SHALL HAVE A MINIMUM AVERAGE LOT WIDTH OF FIFTY FEET, LOT DEPTH OF FIFTY FEET AND LOT AREA OF 6,000 SQUARE FEET.

1. LOT WIDTH: FIFTY FEET (EXCEPT FOR PRODUCTION)
2. LOT DEPTH: FIFTY FEET (EXCEPT FOR PRODUCTION)
3. LOT AREA: 6,000 SQUARE FEET (EXCEPT FOR PRODUCTION)



PARKING CALCULATIONS

PROPOSED SPACES: 16 PER 10,000 SQ. FT. OF GROSS GROUND FLOOR AREA (GFA) PER CITY OF EL PASO, TEXAS

PARKING COEFFICIENT: 0.4

PROPOSED SPACES: 6

PROPOSED SPACES: 4

PROPOSED SPACES: 2

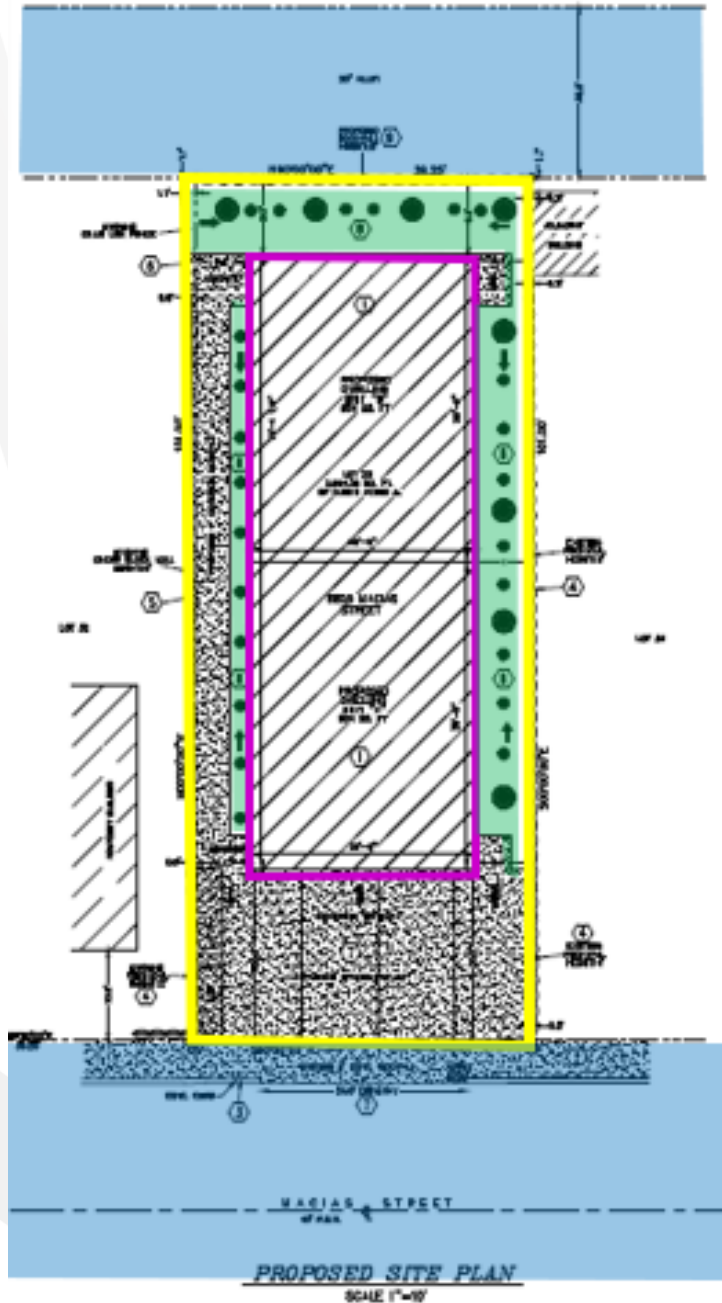
PROPOSED SPACES: 1

LEGEND

- 1. PROPOSED BUILDING
- 2. EXISTING DRIVEWAY
- 3. EXISTING CURB AND GUTTER
- 4. EXISTING ROCKWALL TO REMAIN
- 5. EXISTING BRICK BLOCK WALL TO REMAIN
- 6. EXISTING CHAIN LINK FENCE TO REMAIN
- 7. PROPOSED (REVIEW) TO MEET CITY USE OF STATE CHANGING
- 8. PROPOSED LANDSCAPING
- 9. PROPOSED ROCKWALL

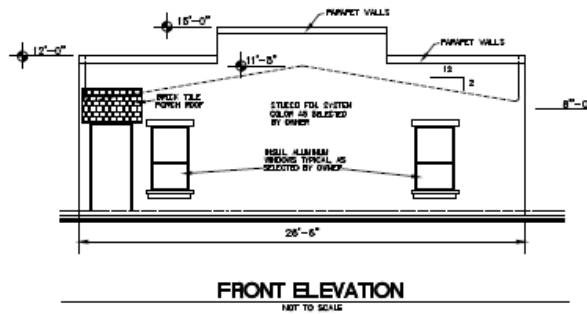
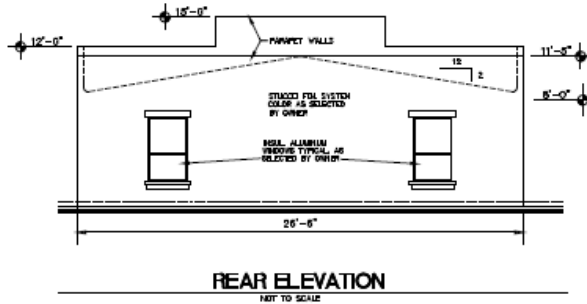
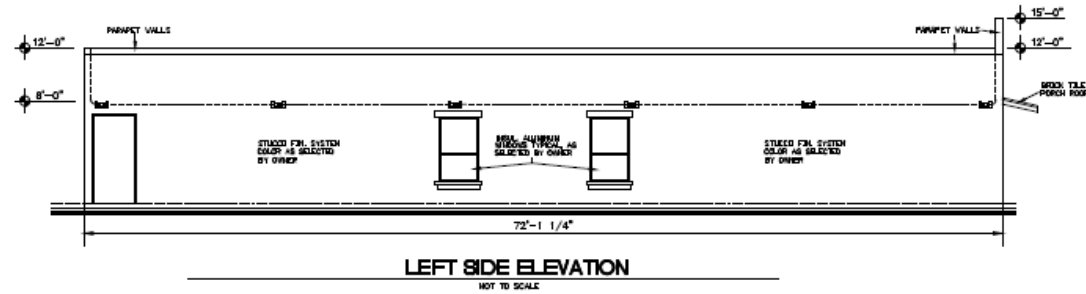
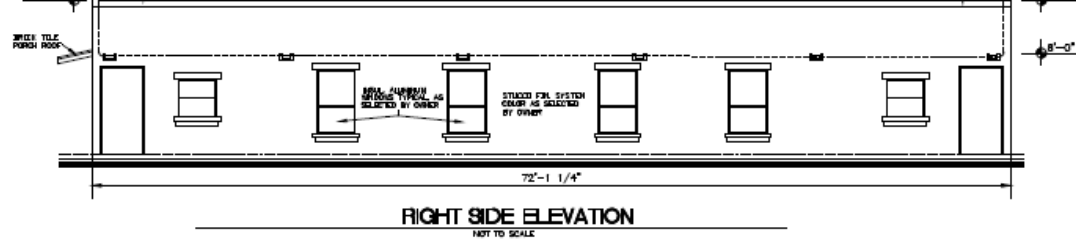


Detailed Site Plan



Density/Setback - R-5 zone district	Required	Proposed
Lot area	6,000 sq. ft.	3,964.25 sq. ft.
Lot width (average)	50 ft.	39.25 ft.
Lot depth	90 ft.	No Change
Front yard setback	10 ft.	No Change
Rear yard setback	10 ft.	9 ft.
Side yard setback	5 ft.	No Change
Side street yard setback	10 ft.	N/A
Cumulative front & rear yard setback	45 ft.	29 ft.

Note: bold indicated requested reductions



Elevations


PZST23-00001



Aerial with Site Plan

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 Subject Property



Subject Property



Surrounding Development



N



W



S

E



Public Input

- Notices were mailed to property owners within 300 feet on February 9, 2023
- As of February 23, 2023, the Planning Division has not received any communication in support or opposition to the request from the public.





Recommendation

- Staff and CPC recommend 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



Alley