



ITEM 33

# 815 Tays Street Rezoning

PZRZ22-00026

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





PZRZ22-00026



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



0 20 40 60 120 160 Feet





PZRZ22-00026



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0 20 40 60 120 160 Feet



# Existing Zoning



PZRZ22-00026



# Future Land Use

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0 20 40 60 120 160 Feet





### PARKING CALCULATIONS

PARKING COUNT:	REQUIRED SPACES:	REQUIRED:	PROVIDED:	HANDICAP:
BUSINESS OFFICE:	200.0/076	1	2	1
1/576 SQ. FT.				
BICYCLE SPACES:		3	3	

LANDSCAPING REQUIRED

EXPANSION TO THE PARCEL:		
TOTAL FLOOR GROSS AREA - LAND AREA x 18% = LANDSCAPE REQ'D.		
TOTAL FLOOR GROSS AREA :	REQUIRED	PROVIDED
(3,000 - 255.5) x 18% =	411.60 SQ. FT.	680.00 SQ. FT.

PROPOSED ZONING: S-D

[illegible]

## METES AND BOUNDS DESCRIPTION

Page 4: THE PARCEL OF LAND HEREIN DESCRIBED IS ALL OF LOT 3, BLOCK 42, MAGOFFIN'S ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING THAT PARCEL RECORDED IN DOC. No. 2018000720, DEED RECORDS, EL PASO COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE COMMENCEMENT FOR REFERENCE AT AN EXISTING CITY MONUMENT LOCATED AT THE EXISTING INTERSECTION OF TAYLOR STREET (70' ROW) AND SEVENTH STREET (70' ROW), THENCE, WITH THE CONTINUING OF TAYLOR STREET, SOUTH 175'00" EAST, A DISTANCE OF 240.00 FEET TO A POINT, THENCE, LEAVING SAID CONTINUING, SOUTH 74°00' WEST, A DISTANCE OF 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, LYING ON THE WICKEDLY ROW LINE OF THIS STREET, AND BEING THE POINT OF BEGINNING.

THEIR, LEAVING SAID NORTHERLY ROW LINE, SOUTH 74°45'00" WEST A DISTANCE OF 120.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 3, LYING ON THE EASTERLY ROW LINE OF AN EXISTING 20' ALLEY;

THENCE, WITH THE THE EASTERLY FOM LINE OF SAID EXHIBIT 20' ALLEY, NORTH 15°45'00" WEST A DISTANCE OF 25.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 3;

THENCE, LEAVING SAID EXISTING 30' ALLEY, NORTH 74°45'00" EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 3 AND LYING ON THE WESTERLY ROW LINE OF SAID TAYLOR STREET;

THENCE, WITH SAID NORTHERLY FRONT LINE OF THIS TRACT, SOUTH 18°45'00" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 3,000.00 SQUARE FEET OR 0.0690 ACRES.

### LOCATION MAP



OWNER/DEVELOPER:  
ALU-COPPER & R LAC.  
815 TAYS STREET  
EL PASO, TEXAS 79901  
PHONE: (915) 823-8423

**SURVEYOR**  
**CAD CONSULTING CO.**  
**CARLOS M. JIMENEZ**  
1700 N. LEO TRIVINO  
EL PASO, TEXAS 79938  
PHONE: (915) 698-6489

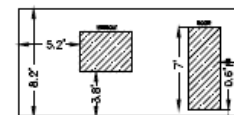
CONFIDENTIAL © 2022 CAD CONSULTING CO. ALL RIGHTS RESERVED

**CONSULTING COMPANY**  
1790 LEE TREVINO DRIVE SUITE 309  
EL PASO, TEXAS 79936  
TEL (915) 633-6422 FAX (915) 633-6424

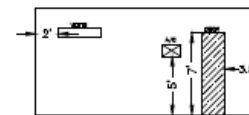
**SCHOOL DISTRICT**  
**11,749 EXCHANGE DRIVE, BOSTON**  
**TEL. 862-2221**

# DETAILED SITE DEVELOPMENT PLAN

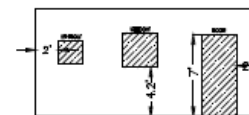
815 TAYS STREET  
LOT 3, BLOCK 42  
MAGOFFIN'S ADDITION  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 3,000.00 SQ. FT. OR 0.0689 ACRES ±



**FRONT VIEW**



**RIGHT VIEW**



REAR VIEW

KEYED NOTES

1. EXISTING BUILDING
2. EXISTING STEPS
3. EXISTING CONC. CURB AND
4. EXISTING ROCKWALL
5. EXISTING CONCRETE
6. EXISTING ADJACENT BUILDING
7. EXISTING SIDEWALKS
8. EXISTING CHAIN LINK FENCE
9. PROPOSED PAVING
10. PROPOSED LANDSCAPING
11. PROPOSED BICYCLE RACK

### LEGEND

LEGEND	
	= POLICE FORCE
	= SHIPBOARD CLOTS
	= ROCKWALL
	= CHASSIS PRICK
	= SPARKING FLOW
	= SHEDDING PUMP
	= BUS
	= TREE
	= BOYLE PUMP



45. PLANNING STUDIES  
Prepared by and under the supervision of  
ALI BOURDLAH  
Registered Professional Engineer  
No. 252046 N.E. 37619  
*Ali Bourdlah*  
Ali Bourdlah, P.E.



CONFIDENTIAL

I HEREBY CERTIFY THAT THE FOREGOING INFORMATION WAS  
OBTAINED BY SEARCH AND SEIZURE, OR WAS OBTAINED BY A  
SPYGLASS OR MICROSCOPE AND IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.



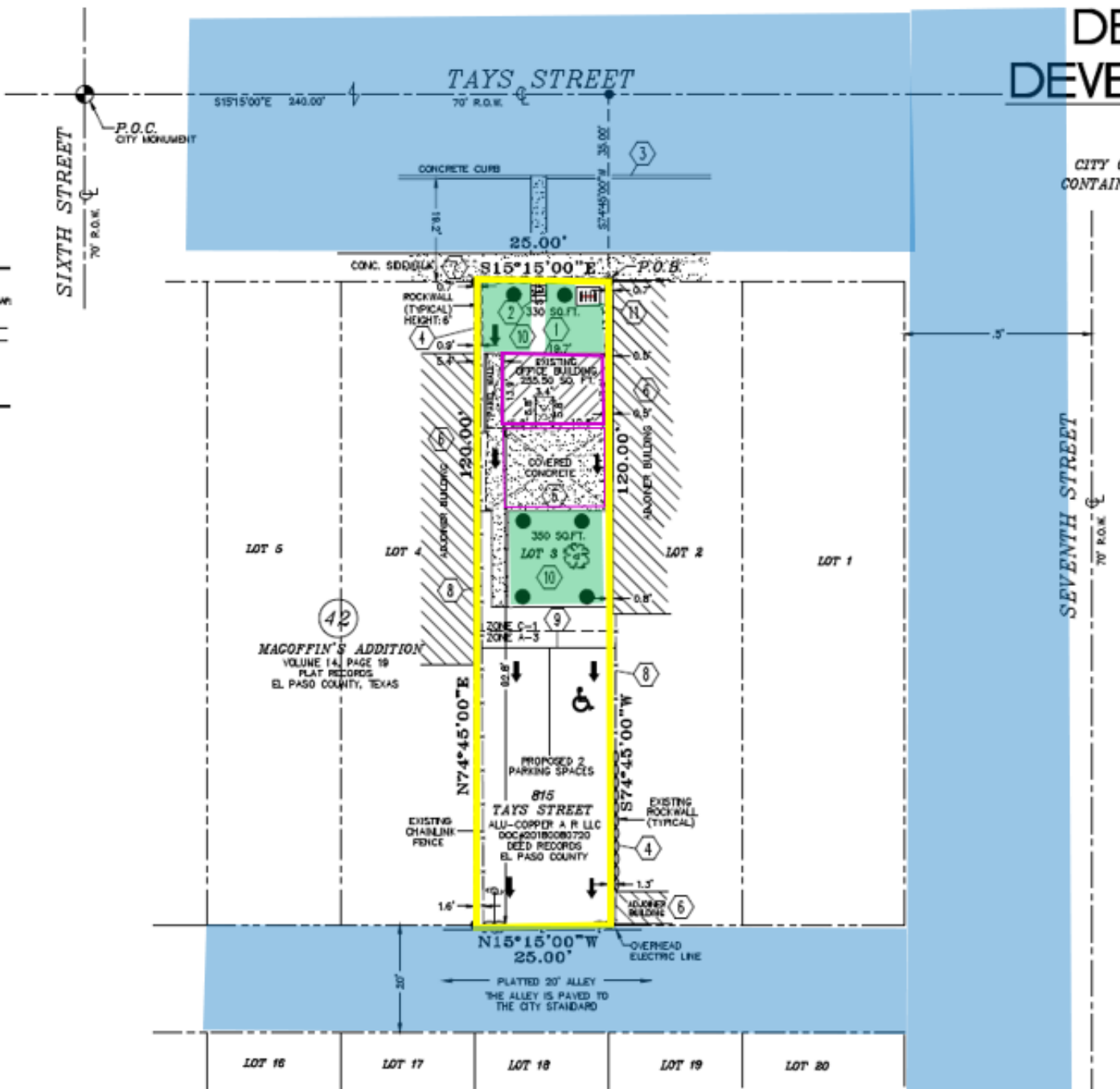
CHARLES J. GIFFORD, S.A. 2800

# Detailed Site Plan



# Detailed Site Plan

Minimum Density/Setback: S-D zone district	Required	Proposed
District area	1 acre	0.07 acre
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Lot Depth	N/A	N/A
Front yard setback	20 feet	13.3 feet
Rear yard setback	10 feet	No change
Side yard setback	10 feet between structures	0 foot
Side street yard setback	10 feet	N/A
Cumulative front & rear yard setback	N/A	N/A







# Subject Property



# Surrounding Development



N



W

S

E





# Public Input

- Notices were mailed to property owners within 300 feet on August 25, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.







## Recommendation

- Staff and CPC recommend approval of the rezoning and approval of 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