ITEM 26

150 Brown St.

Special Permit

PZST23-00007

Strategic Goal 3.

Promote the Visual Image of El Paso

PZST23-00007

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N W E S

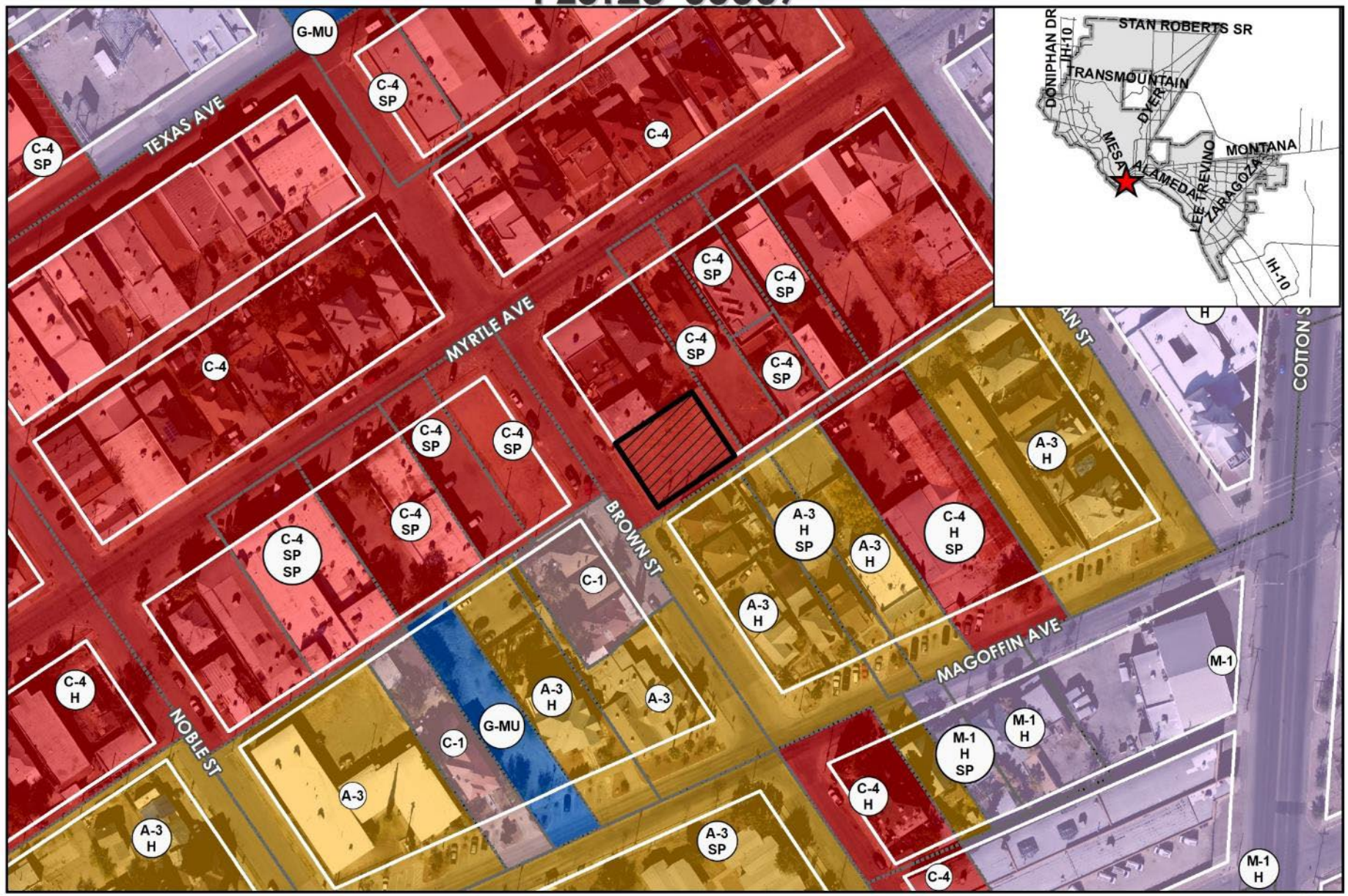
Subject Property

0 45 90 180 270 360 Feet

Aerial

2

PZST23-00007



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N W E S

Subject Property

0 45 90 180 270 360 Feet

Existing Zoning

3

PZST23-00007

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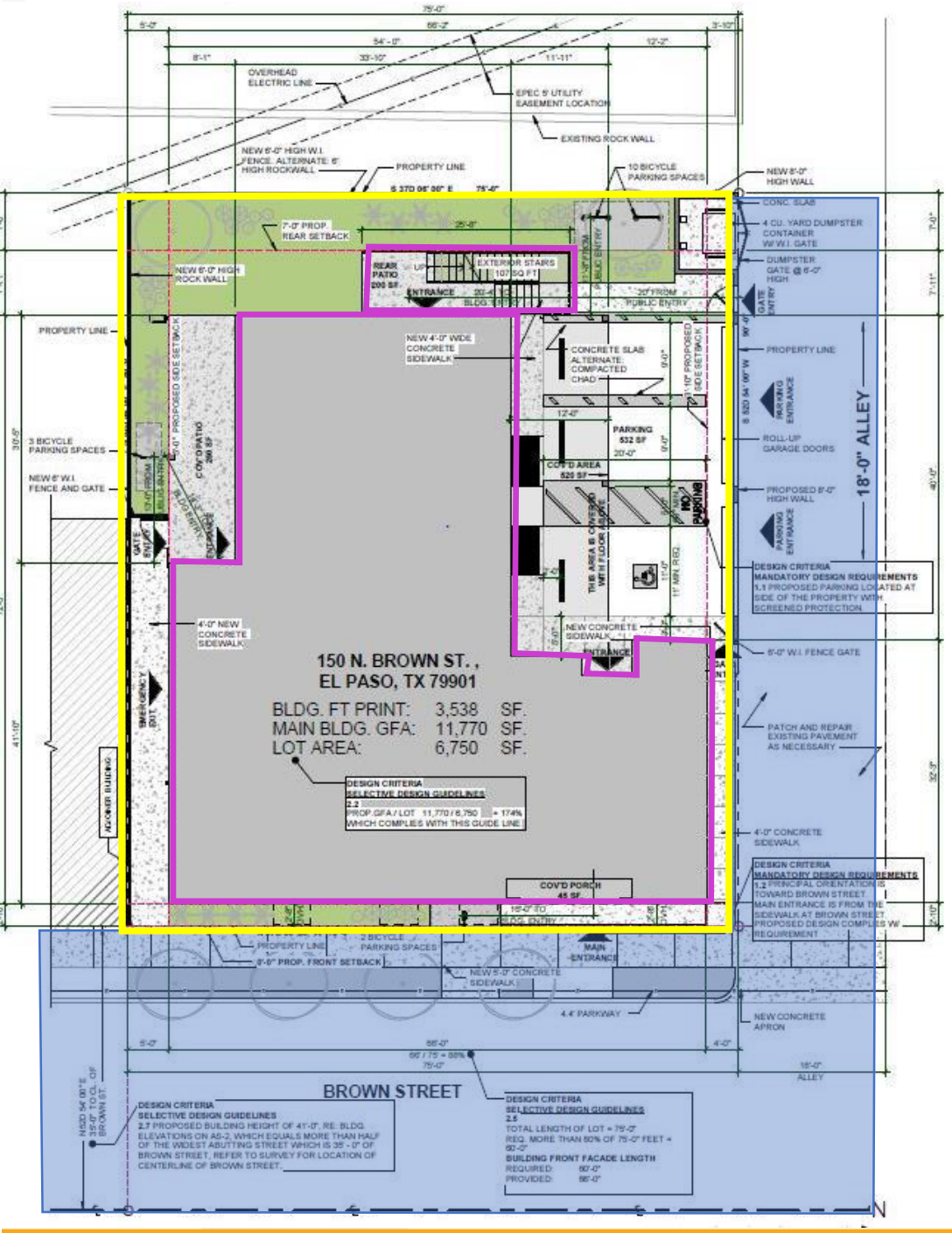
N W E S

Subject Property

0 45 90 180 270 360 Feet

Future Land Use Map



Detailed Site Development Plan

C-4 (Commercial) Zone District – Apartments		
Density/Dimensional Standard	**Required**	**Proposed**
Lot Area (min.)	4,000 Sq. Ft.	6,750 Sq. Ft.
Lot Width (average min.)	50 Feet	75 Feet
Front Yard Setback (min.)	2 Feet 7 inches	2 Feet 10 Inches
Rear Yard Setback (min.)	**25 Feet**	**7 Feet**
Side Yard Setback (Left) (min.)	5 Feet	5 Feet
Side Yard Setback (Right) (min.)	**5 Feet**	**3 Feet 10 Inches**
Height (max.)	60 Feet	41 Feet
Density (max.)	**500 Sq. Ft./Unit (3 or more stories)**	**270 Sq. Ft./Unit**
Allowable Number of Units (max.)	**13.5 Units**	**25 Units**

Note: bold indicates requested modifications

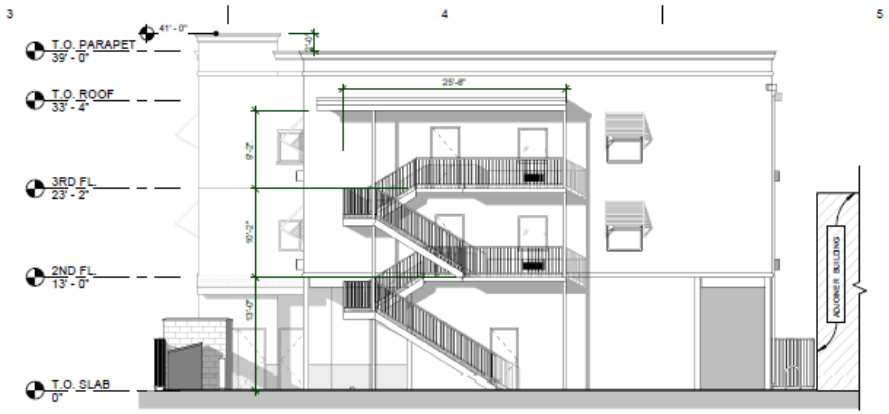
N

Parking Study

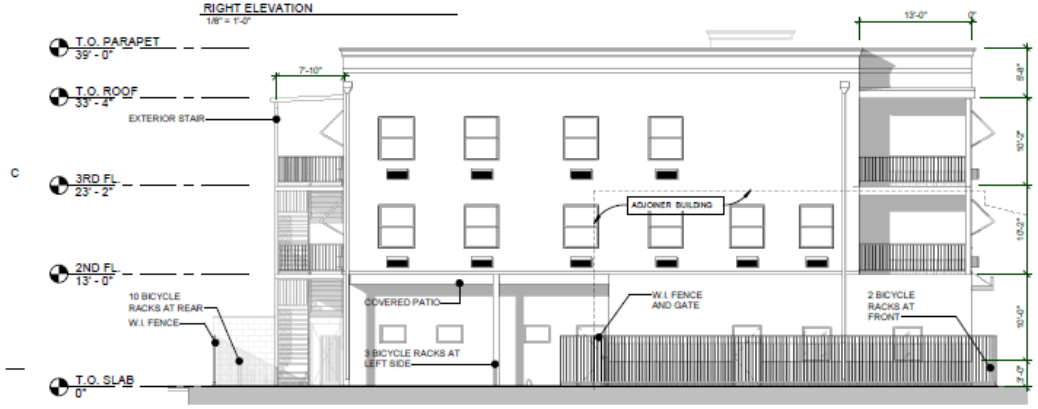
Average parking available per day	44
Nearest bus stop	0.06 miles

Elevations

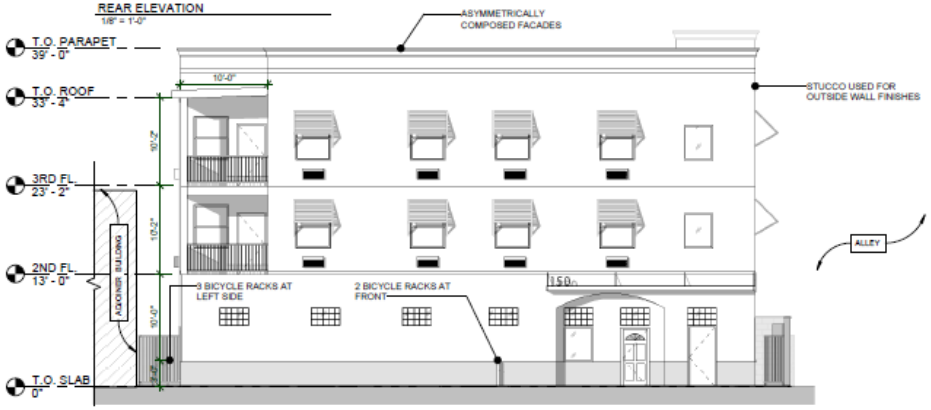
RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION



FRONT ELEVATION

PZST23-00007

Aerial with Site Plan

Subject Property

Surrounding Development

N

W

E

S

Public Input

- Notices were mailed to property owners within 300 feet on August 11, 2023.

- The Planning Division has not received any communication in support nor opposition to the request.

Recommendation

- Staff and CPC (5-0) recommend approval of the special permit 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

PZST23-00007

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N S W E

Subject Property

1/4 Mile Buffer

0 185 370 740 1,110 1,480 Feet

EP TX CITY OF EL PASO

Bus Stops & Routes