

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**AGENDA DATE:** September 27, 2022  
**PUBLIC HEARING DATE:** October 25, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance granting Special Permit No. PZST22-00011, to allow for Infill Development with a reduction in rear yard setback and side street yard setback and 100% parking reduction on the property described as Lots 17 to 20, Block 52, Bassett, 2101 Texas Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development and 20.14.070 Parking Reduction of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 2101 Texas Avenue  
Applicant: D & H Enrique Properties, LLC. - PZST22-00011

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit to allow for an infill development with rear and side street setback reductions and 100% parking reduction for offices and vocational school in C-4 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit. The City Plan Commission (CPC) recommended 5-0 to approve the proposed special permit on September 8, 2022. The Planning Division received one phone call in opposition to the request from the public on August 25, 2022. Initially, two speakers from neighborhood associations spoke in opposition at the August 25, 2022, CPC meeting. On September 6, 2022, the applicants had a meeting with neighborhood associations to address their concerns with the request. Subsequently, the neighborhood associations have no opposition to the request at the September 8, 2022 CPC meeting. As of September 19, 2022, the Planning Division has received four letters via email in support of the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

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*Philip Etiwe*

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST22-00011, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN REAR YARD SETBACK AND SIDE STREET YARD SETBACK AND 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 17 TO 20, BLOCK 52, BASSETT, 2101 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT AND 20.14.070 PARKING REDUCTION OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, D & H Enrique Properties, LLC., have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in rear yard setback and side street yard setback and Section 20.14.070 for 100% parking reduction; and,

**WHEREAS**, a report was made to the City Plan Commission and a public hearing was held regarding such application; and,

**WHEREAS**, the City Plan Commission has recommended approval of the subject Special Permit; and,

**WHEREAS**, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the property described as follows is in a C-4 (Commercial) Zone District:

Lots 17 to 20, Block 52, Bassett, 2101 Texas Avenue, City of El Paso, El Paso County, Texas , *City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a reduction in rear yard setback and side street yard setback and 100% parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the C-4 (Commercial) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,

**ORDINANCE NO. \_\_\_\_\_**

**PZST22-00011**

22-1007-2954|1198984

PZRZ22-00020 and PZST22-00011 2101 Texas | Ordinances |Special Permit Infill Dev w/Infill Reduced

Setbacks

RTA

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST22-00011 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.


**THE CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leeser  
Mayor


**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_

**PZST22-00011**

AGREEMENT

D & H Enrique Properties, LLC., referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the C-4 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 12 day of September, 2022.

D & H Enrique Properties, LLC.:

By: Hector M Enriquez / Director  
(name/title)

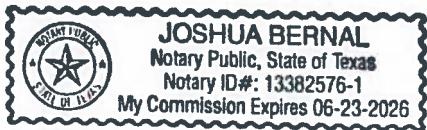
[Signature]  
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 12 day of September, 2022, by Hector M Enriquez for D & H Enrique Properties, LLC., as Owner.

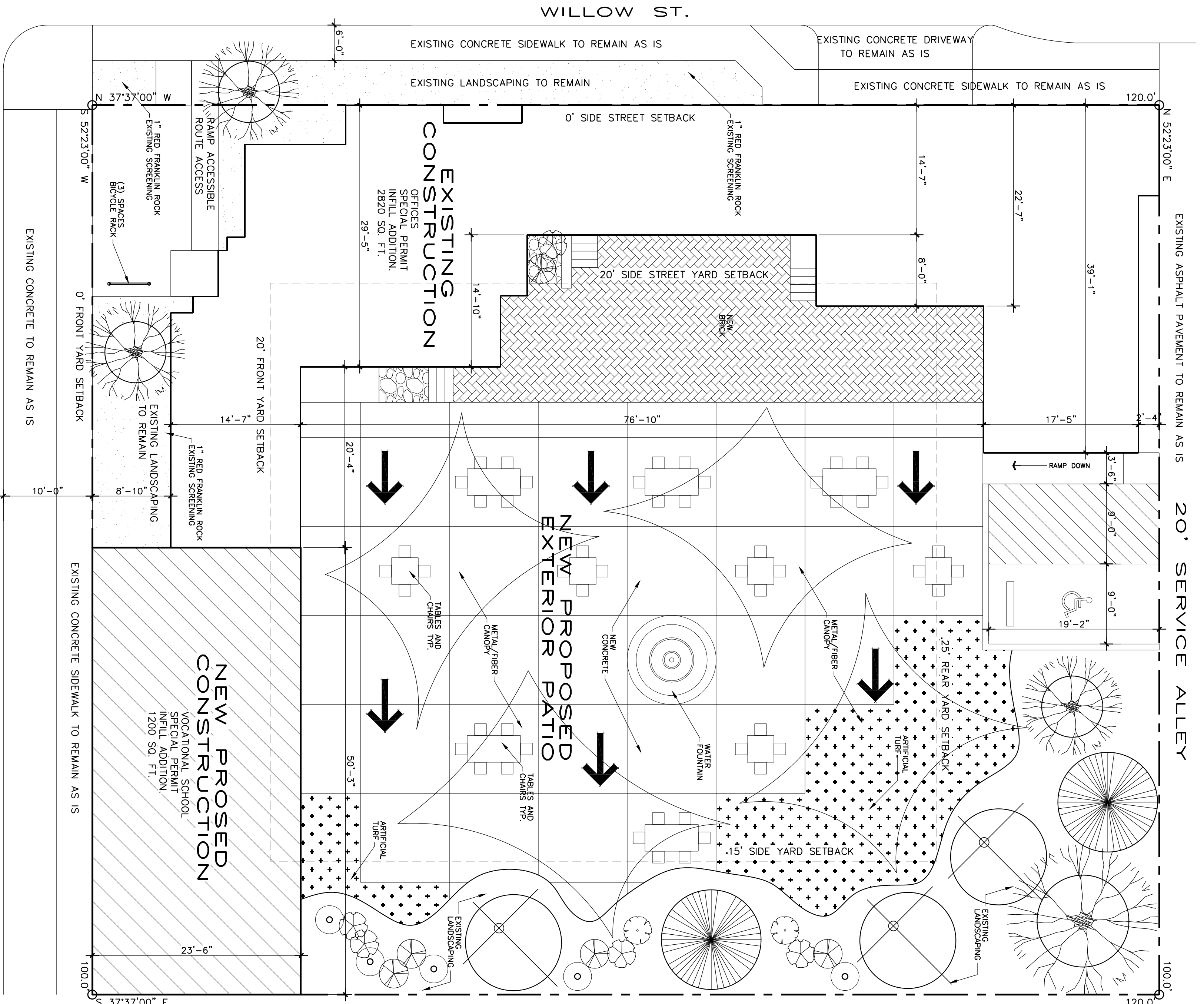
My Commission Expires: 06/23/26



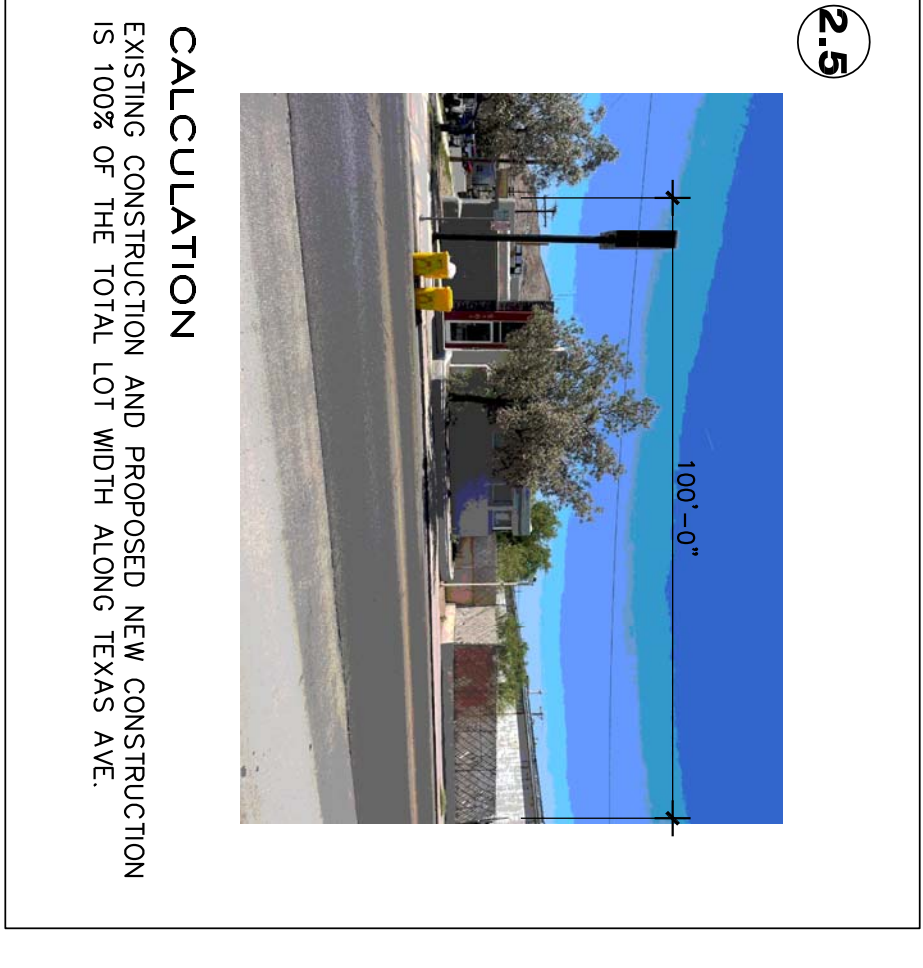
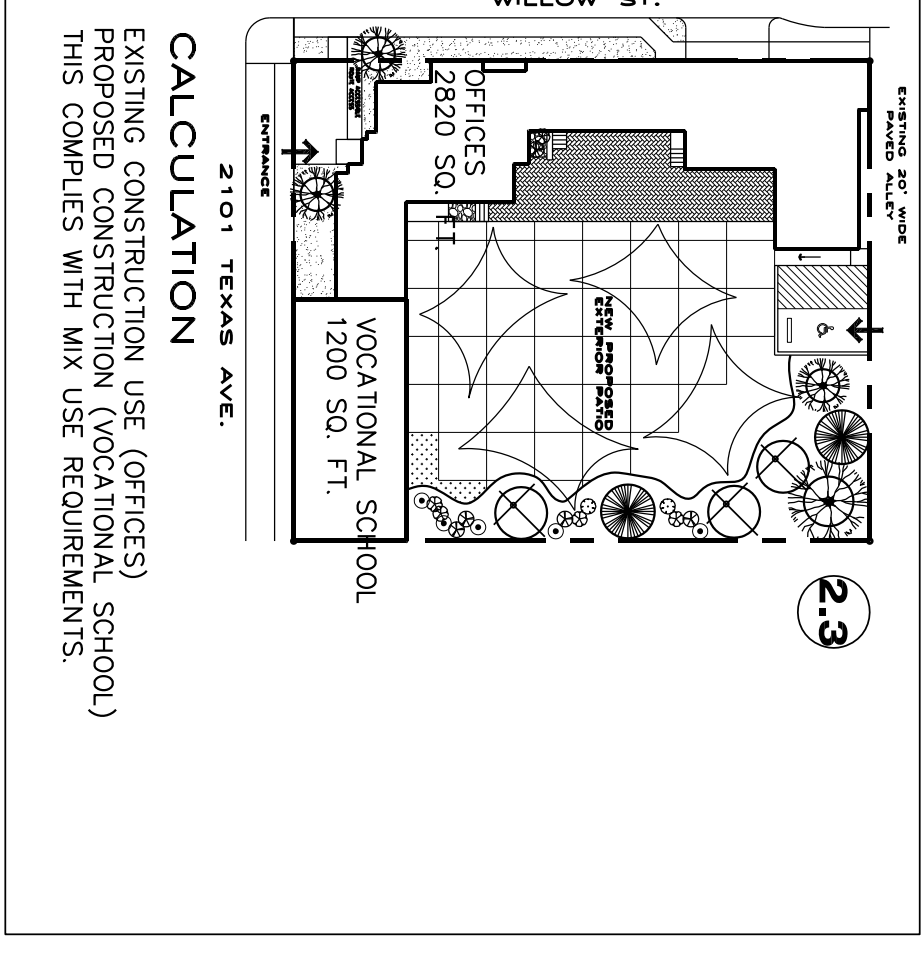
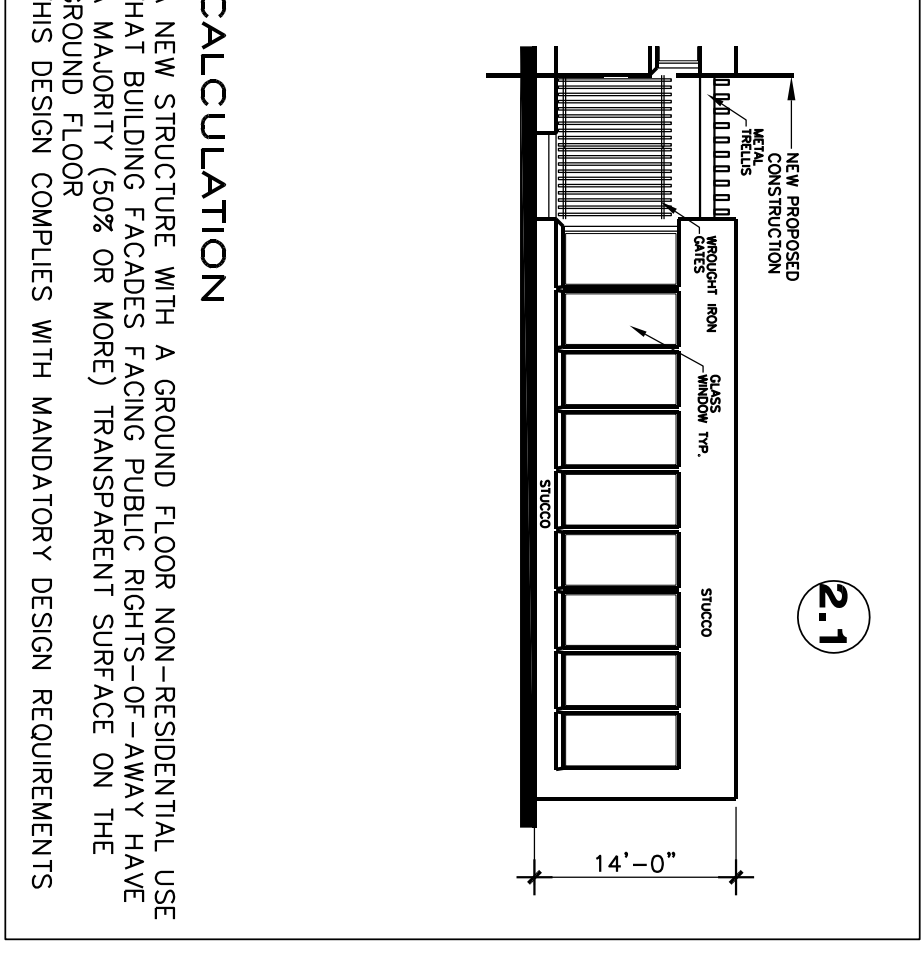
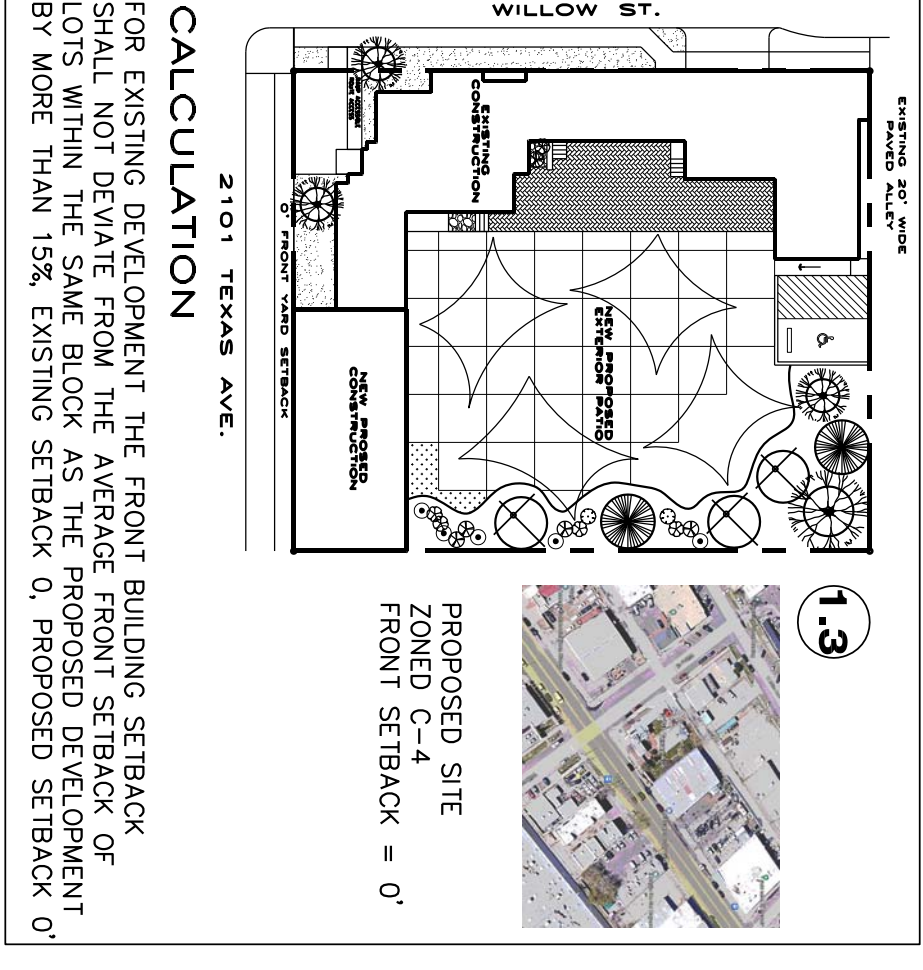
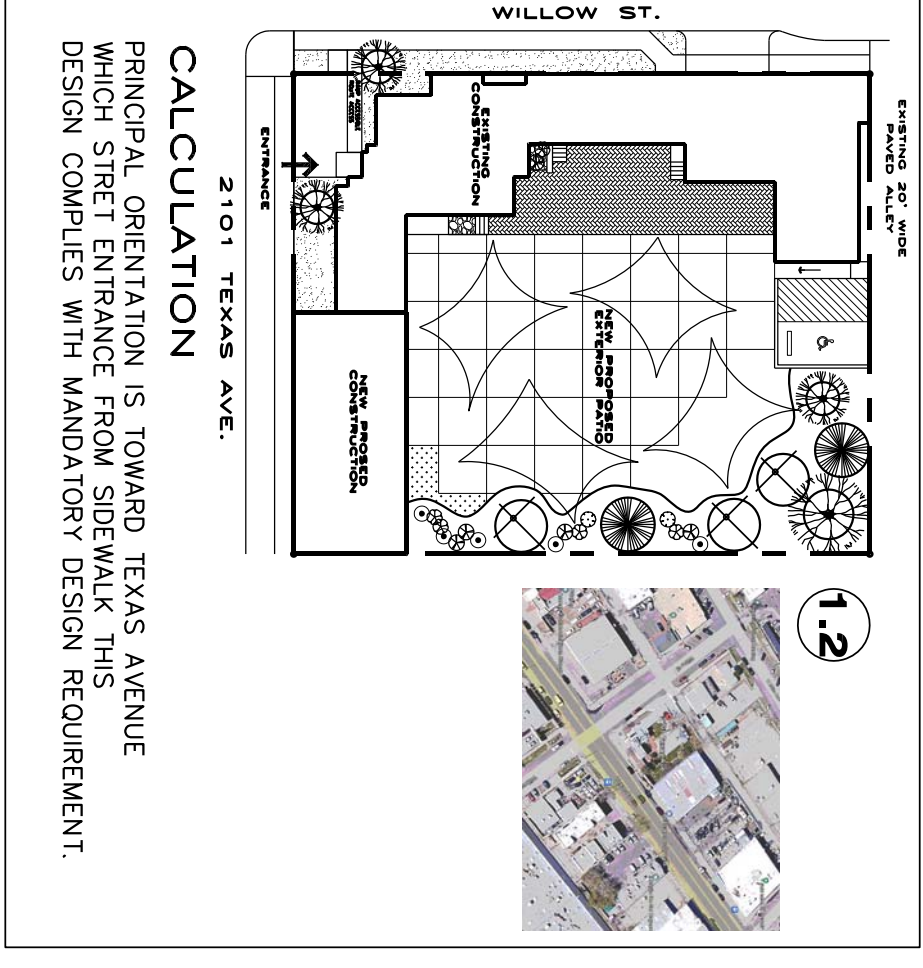
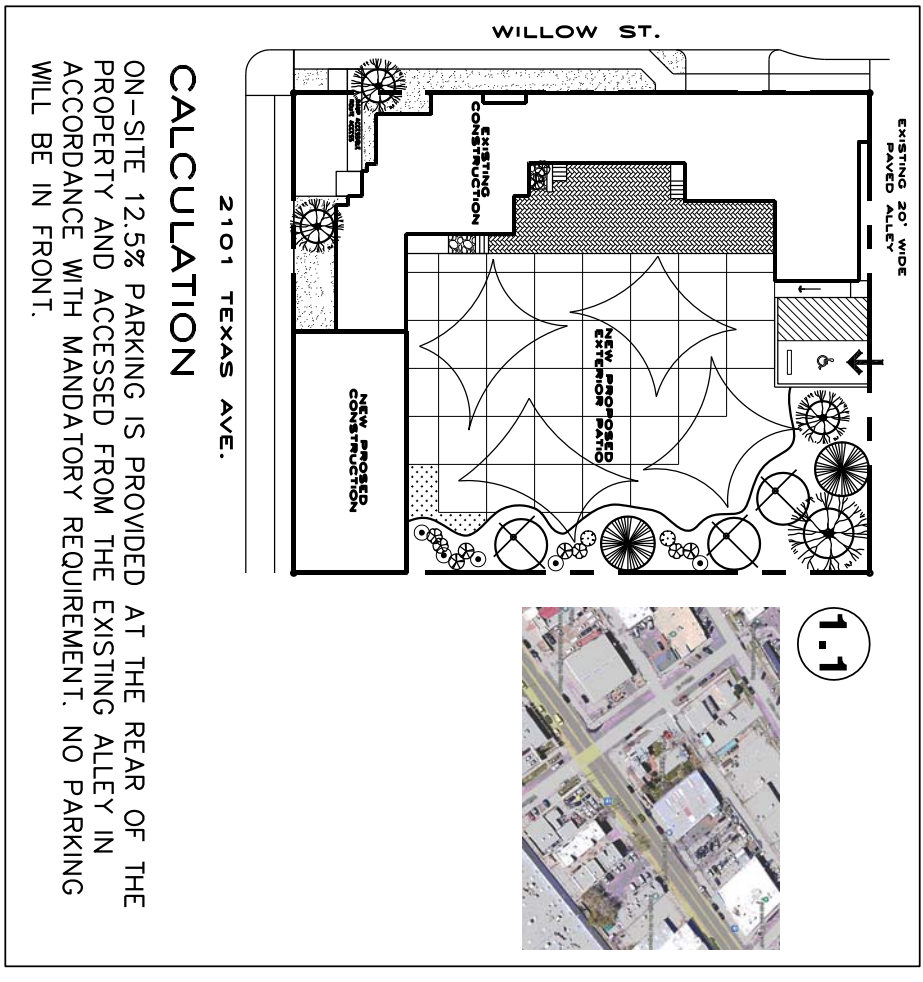
[Signature]  
Notary Public, State of Texas

Notary's Printed or Typed Name:  
Joshua Bernal

ORDINANCE NO. \_\_\_\_\_



**↑ DETAILED SITE DEVELOPMENT PLAN.** LEGAL DESCRIPTION: 52 BASSET 17 TO 20. (12,000 SQ.FT.) SCALE : 1/8" = 1'-0"



**CODE SURVEY IBC-2015**

BUILDING CLASSIFICATION 2,800 S.F. (OFFICES)  
BUILDING CLASSIFICATION 1,200 S.F. (VOCATIONAL SCHOOL)

**ZONING**  
C-4

**CONSTRUCTION TYPE**  
V-8, ONE STORY, NON SPRINKLED

**OCCUPANT LOAD**  
OFFICE-BUSINESS 2,800/100  
VOCATIONAL SCHOOL-BUSINESS 1,200/100  
**TOTAL 40 OCCUPANTS**

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

**LANDSCAPE CALCULATIONS**  
REQUIRED LANDSCAPE (TOTAL LOT S.F.)-(FOOTAGE BUILDINGS)X15%  
(100'x120')-(3,999)X15 % = 1,200 S.F.  
EXISTING LANDSCAPE = 2,363 S.F.  
PROPOSED LANDSCAPE = 656 S.F.  
**TOTAL LANDSCAPE = 3,019 S.F.**

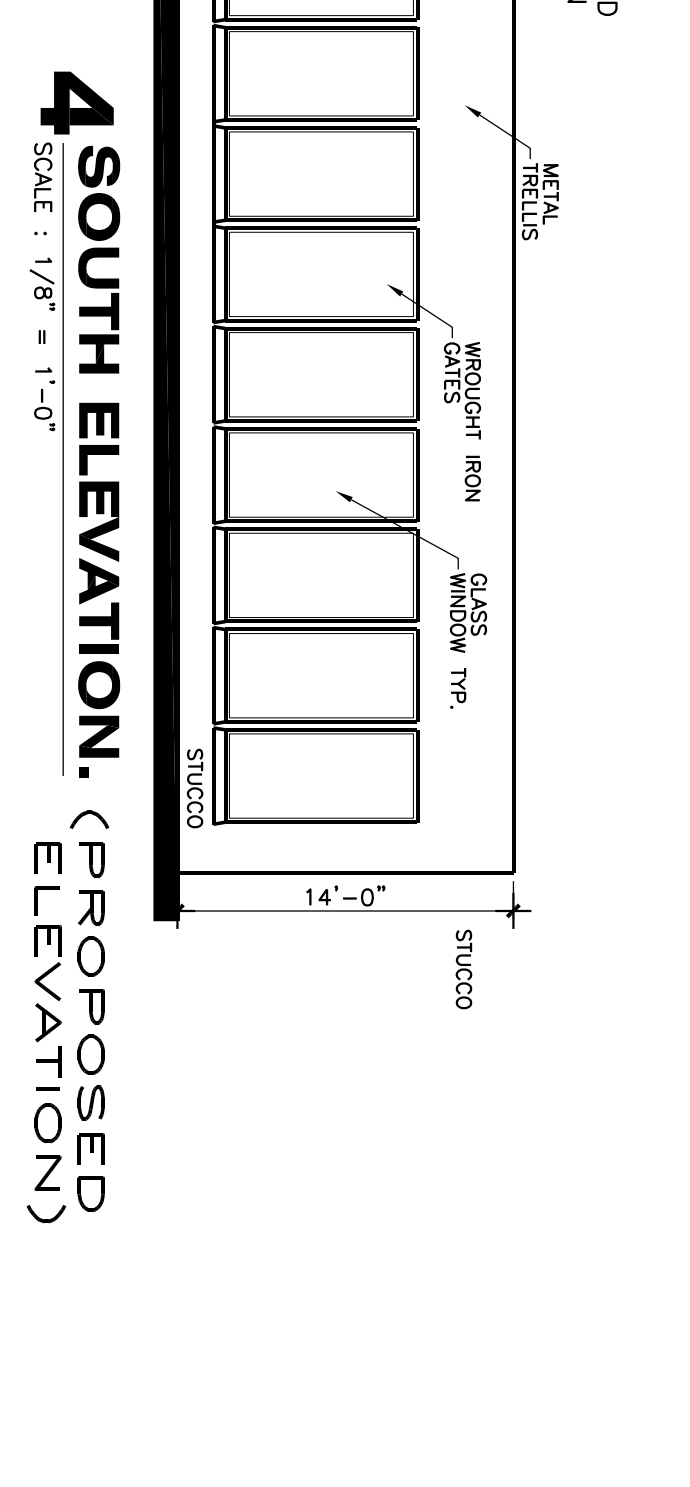
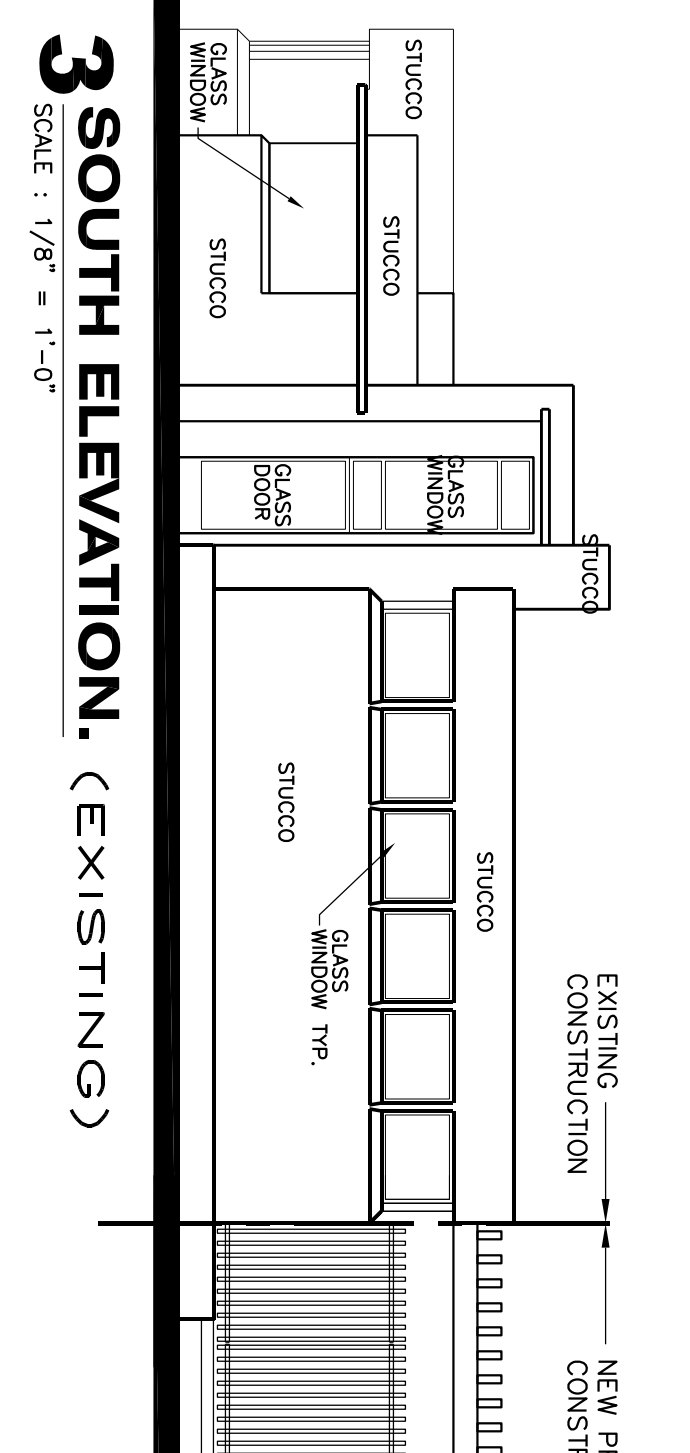
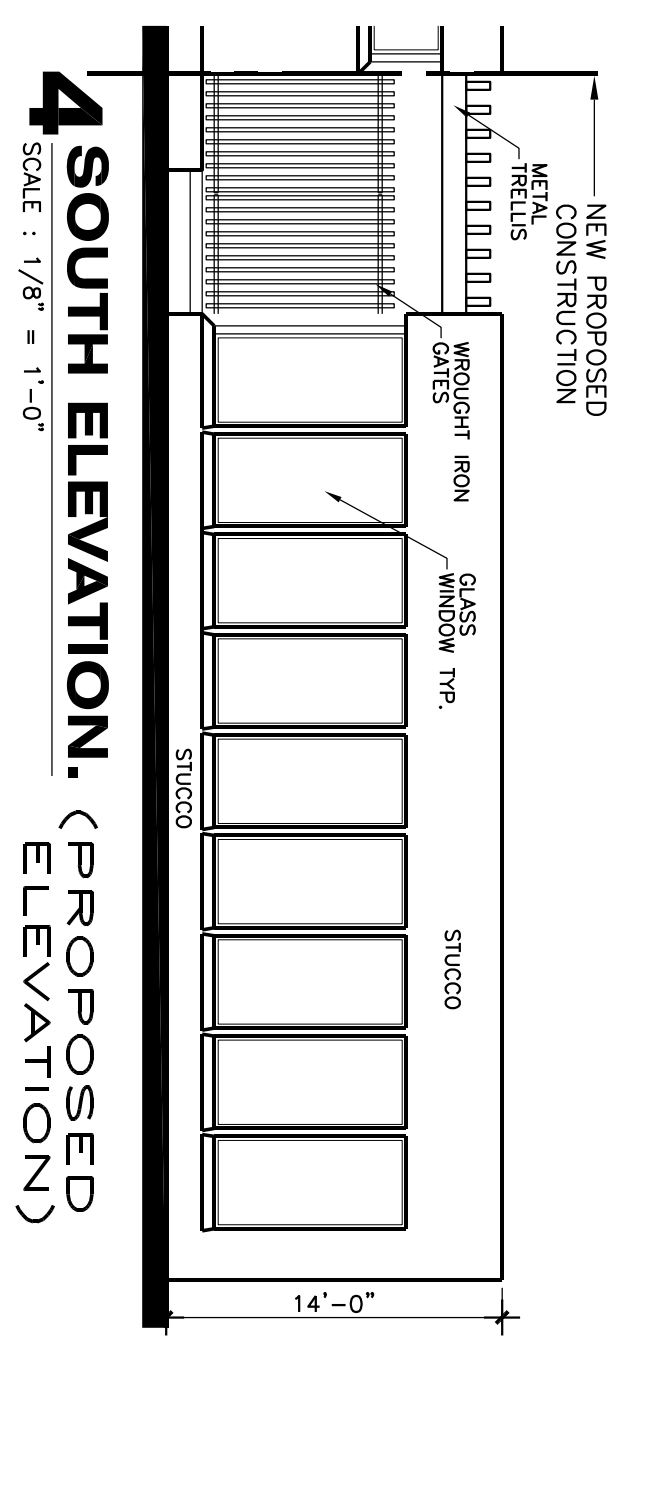
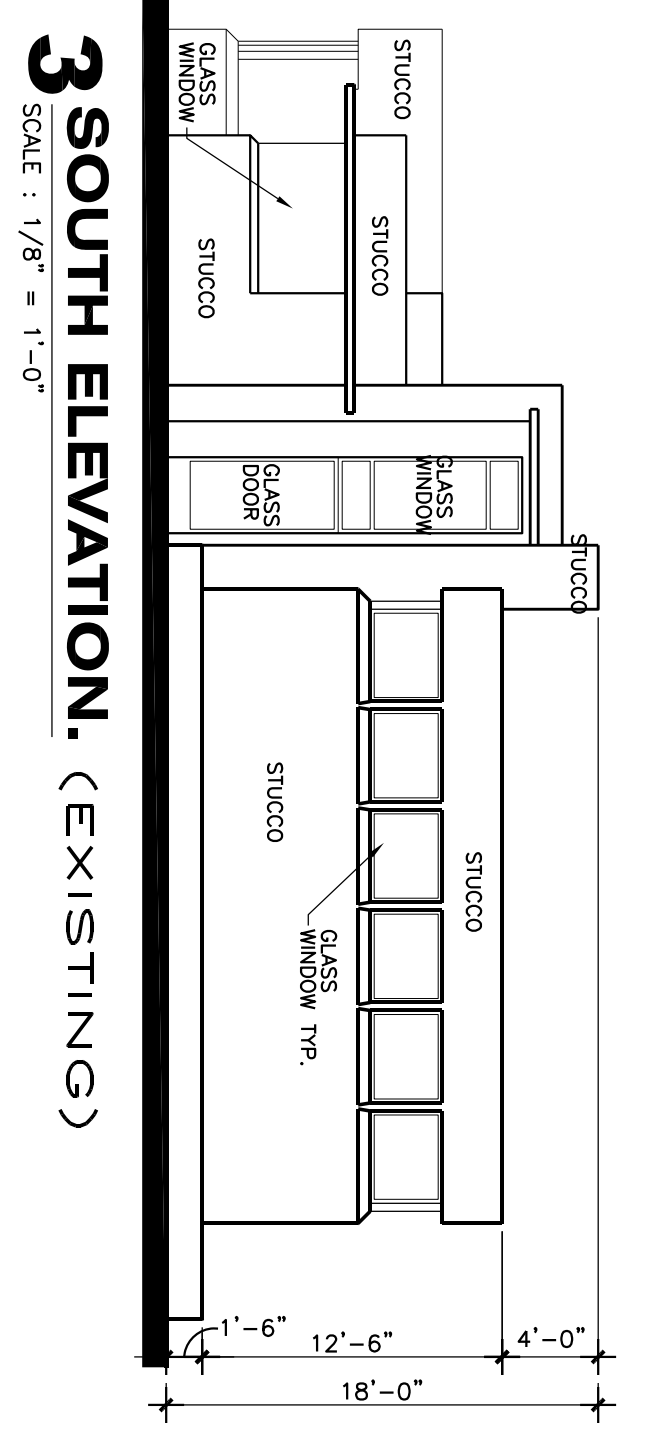
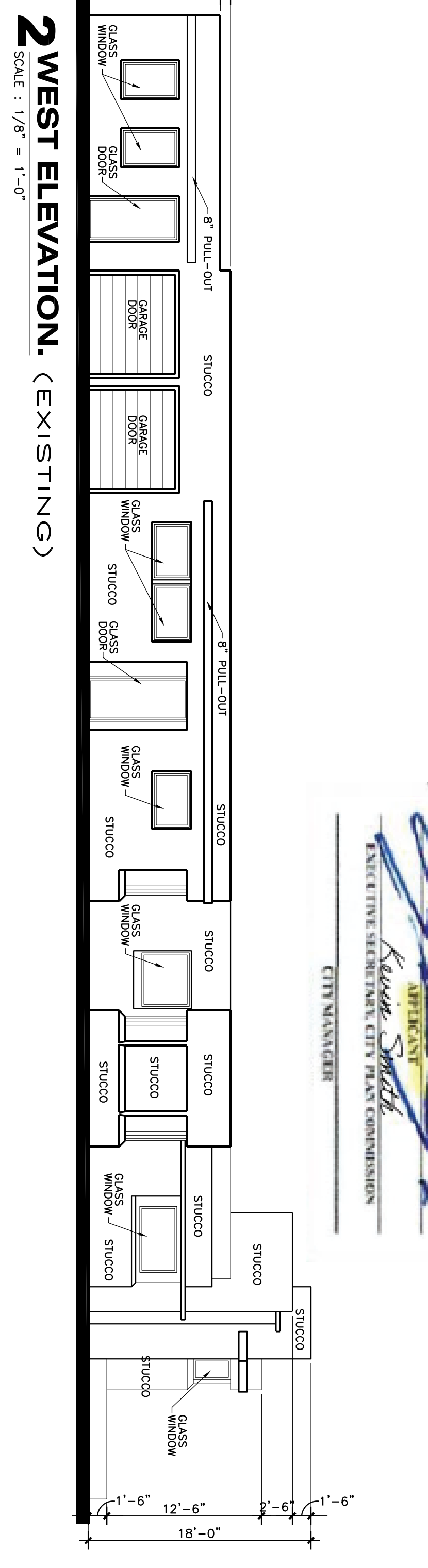
**PARKING REQUIREMENTS**  
OFFICE-BUSINESS 2,800 S.F./676 = 5 SPACES  
VOCATIONAL SCHOOL-BUSINESS 1,200 S.F./475 = 3 SPACES  
**TOTAL PARKING SPACES REQUIRED 8 SPACES**

**SPECIAL PERMIT 100% PARKING REDUCTION**

**SUBJECT SITE**  
ZONED A-3 RELATED TO PFR222-00020  
MINIMUM FRONT SET BACK = 20'  
MINIMUM REAR SET BACK = 0'  
MINIMUM SIDE SET BACK = 15'  
MINIMUM SIDE SET BACK WHEN ADJUTING RESIDENTIAL  
MINIMUM SIDE STREET SET BACK = 20'

**PROPOSED SET BACK**  
ZONED C-4 RELATED TO PFR222-00020  
MINIMUM FRONT SET BACK = 0'  
MINIMUM REAR SET BACK = 0'  
MINIMUM SIDE SET BACK = 0'  
MINIMUM SIDE STREET SET BACK = 10'

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



PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
DETAILED SITE DEVELOPMENT PLAN  
APPROVED BY CITY COMMISSION  
DATE: 9-12-22  
CITY MANAGER

**DETAILED SITE DEVELOPMENT PLAN**  
FOR  
**D & H ENRIQUEZ PROPERTIES LLC**  
2101 TEXAS AVE. EL PASO, TEXAS 79901.

**ARTURO A. GONZALEZ, AIA**  
ARCHITECT  
5609 STAR VIEW DRIVE  
EL PASO, TEXAS. 79912  
TELEPHONE: (915) 726-0146  
E-MAIL: aagonzalez8879@aol.com

REGISTERED ARCHITECT  
**Arturo A. Gonzalez**  
STATE OF TEXAS  
08-03-22

DATE: 08-03-2022  
DRAWN BY: M. ATAYDE  
DRUG: 1 OF 1  
TITLE: DETAILED SITE DEVELOPMENT PLAN  
REV. DATE:  
REV. DATE:

SP-1.0

# 2101 Texas Avenue

City Plan Commission — September 8, 2022 **(REVISED)**



**CASE NUMBER:** PZST22-00011  
**CASE MANAGER:** Andrew Salloum, (915) 212-1603, [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
**PROPERTY OWNER:** D&H Enrique Properties, LLC  
**REPRESENTATIVE:** Martin Atayde  
**LOCATION:** 2101 Texas Avenue (District 8)  
**PROPERTY AREA:** 0.275 acres  
**EXISTING ZONING:** R-5 (Residential)  
**REQUEST:** Special Permit to allow for an infill development and 100% parking reduction for offices and vocational school in C-4 (Commercial) zone district  
**RELATED APPLICATIONS:** Rezoning – PZRZ22-00020  
**PUBLIC INPUT:** As of September 1, 2022, staff received phone call in opposition. Two speakers from Neighborhood Associations spoke in opposition at the August 25, 2022, CPC. **As of September 8, staff received four letters via email in support of the request.**

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for an infill development with rear and side street setback reductions and 100% parking reduction for offices and vocational school in C-4 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit request for an infill development in C-4 (Commercial) zone district and parking reduction. The proposal meets all the requirements of El Paso City Code Sections: 20.10.280 – Infill development, 20.14.070 – Parking reductions, 20.04.320 – Special Permit, and 20.04.150 – Detailed Site Development Plan. It is also based on consistency with *Plan El Paso*, the City’s adopted Comprehensive Plan.

**PZRZ22-00020 & PZST22-00011**



Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit for infill development and a detailed site development plan to reduce the rear yard setback and side street yard setback for a mixed use of office and vocational school. The detailed site development plan shows an existing 2,820 square feet office building with a new 1,200 square feet vocational school addition. The applicant is requesting the following setback reductions: from the required 10 feet rear yard setback to 0 foot and the required 10 feet side street yard setback to 0 foot as shown in the table below. The applicant is also requesting a 100% parking reduction. The development requires a minimum of eight (8) parking spaces. The applicant is providing one (1) accessible parking space and three (3) bicycle spaces. A parking study was submitted as required (see Attachment 2), which shows 91 on-street parking spaces within 300 ft. of the subject property. The highest count shows 42 spaces occupied and 49 vacant spaces. On a separate application, the applicant is also requesting to rezone this property from A-3/sp (Apartment/special permit) to C-4 (Commercial) in order to allow for offices and vocational school (Application PZRZ22-00020). Access to the subject property is proposed from Willow Street via the alley. The following table summarizes the request:

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

**PREVIOUS CASE HISTORY:** On August 25, 2022, the City Plan Commission (CPC) voted unanimously to postpone this item so that applicant could meet with the neighborhood and address their concerns related to the rezoning request for C-4 (Commercial) and special permit request for infill development and parking reduction.

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (El Paso City Code 20.10.280)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>Location Criteria:</b> An infill development may be located on any parcel of land, which meets at least one of the location criteria.	Yes. The subject property is part of the Bassett Subdivision, which was platted in 1905. This satisfies Mandatory Requirement 20.10.280.B.3 of the El Paso City Code - "Any parcel of land annexed prior to 1955."
<b>Mandatory Design Requirement 1.1:</b> Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5 of the El Paso City Code.	Yes. On-site ADA parking space is provided at the rear of the property and accessed from the existing alley. No parking will be provided in the front.
<b>Mandatory Design Requirement 1.2:</b> Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The development shows a building where the principal orientation is towards Texas Avenue (main street) and the principal entrance with access from the sidewalk.
<b>Mandatory Design Requirement 1.3:</b> For proposals abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	Yes. The existing development has zero front yard setback and it shall not deviate from the average front setback of lots within the same block as the development by more than 15%, zero front yard setback.
<b>Selective Design Requirement 2.1:</b> Any new structure with a ground floor non-residential use shall demonstrate that building facades facing public rights-	Yes. The proposed addition facade will face the main street.

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (El Paso City Code 20.10.280)</b>	
of-way have a majority (50%) or more transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows.	
<b>Selective Design Requirement 2.3:</b> The project shall propose a mix of land use categories as classified in Section 20.08.030.	Yes. The proposed development will be mixed use as offices and vocational school.
<b>Selective Design Requirement 2.5:</b> The total width of the primary structure shall be greater than or equal to 80% of the total width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the lot width.	Yes. The existing and new constructions are 100% of the total lot width along Texas Avenue (main street).

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.070) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The subject property lies within the Bassett, platted in 1905.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. The building has existed on the property with its current footprint since the 1930s. The development does not have any off-street parking.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. The subject property is entirely occupied by existing, new structures, new patio, and new landscaping. It is not possible to accommodate the parking needed to serve the uses on-site.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. The property owner does not own any parcels within 300 feet that can accommodate the necessary off-street parking.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The existing building has a rear yard setback of 0 foot and a side street setback of 0 foot. A 10-foot rear setback and 10-foot side street setback are required in the C-4 (Commercial) district. This special permit request includes a 100% parking reduction. The



<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
	proposed redevelopment complies with all other applicable zoning requirements.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The proposed redevelopment will reuse existing building and is in keeping with best planning practices and the recommendations of <i>Plan El Paso</i> .
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property directly abuts Texas Avenue and Willow Street, a major arterial and a local street, respectively. No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use. The subject property is situated within 1,000 feet of a mass transit route.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No environmental problems currently existing or are anticipated from the approval of the proposed special permit and detailed site development plan. Adequate stormwater management is demonstrated, and no departments had adverse comments.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The redevelopment will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located within an established neighborhood in the core of the City. The surrounding area features a variety of uses. The existing building on the subject property was built at the same time as most of the surrounding development and blends in well with the urban fabric of the neighborhood.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding development.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-2, Traditional Neighborhood:</b> This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes, the subject property and the proposed developments meet the intent of the G-2 Post-War Future Land Use designation. The proposed redevelopment contributes additional commercial to the area and integrates a neighborhood appropriate scale. The mixed-use proposal, reduced setbacks, and parking relief mimics SmartCode development.</p>
<p><b>Compatibility with Surroundings:</b> The proposed use is compatible with those surrounding the site:</p> <p><b>C-4 (Commercial) District:</b> The purpose of this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. All proposed uses are permitted by right within the C-4 (Commercial) District. The proposed special permit request will allow for a redevelopment project that meets the intent of the district. The subject property is located within an established commercial neighborhood in the core of the City. The proposed redevelopment maintains the pedestrian-oriented, accessible, mixed use character of that neighborhood.</p>
<b>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The proposed development is not within any historic districts or study area plan boundaries.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing C-4 (Commercial) and M-1 (Light Manufacturing) zoning and uses of the surrounding properties.</p>

**COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with Plan El Paso, consider the following factors:**

<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older, stable area of the city. The established neighborhood is comprised of offices, academies, and general retail sales and services.
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**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Texas Avenue and Willow Street which are designated as a major arterial and local street, respectively, as per the City of El Paso’s Major Thoroughfare Plan (MTP) and is adequate to serve the proposed development. The subject property is situated within 1,000 feet of a mass transit route. Access is proposed from Willow Street via the alley.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to proposed special permit request. There were no adverse comments received from the reviewing departments. The applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The subject property lies within the boundaries of El Paso Central Business Association, Familias Unidas del Chamizal, Texas and Myrtle Ave. Business District Association, and Sunrise Civic Group which were notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on August 11, 2022. On September 6, 2022, the applicants had a meeting with neighborhood associations to address their concerns with the request. The neighborhood associations have no opposition to the request. As of September 8, 2022, staff received four letters via email in support of the request.

**RELATED APPLICATIONS:** Rezoning – PZRZ22-00020, the applicant is also requesting to rezone from A-3/sp (Apartment/special permit) to C-4 (Commercial) in order to allow for offices and vocational school.

**CITY PLAN COMMISSION OPTIONS:**

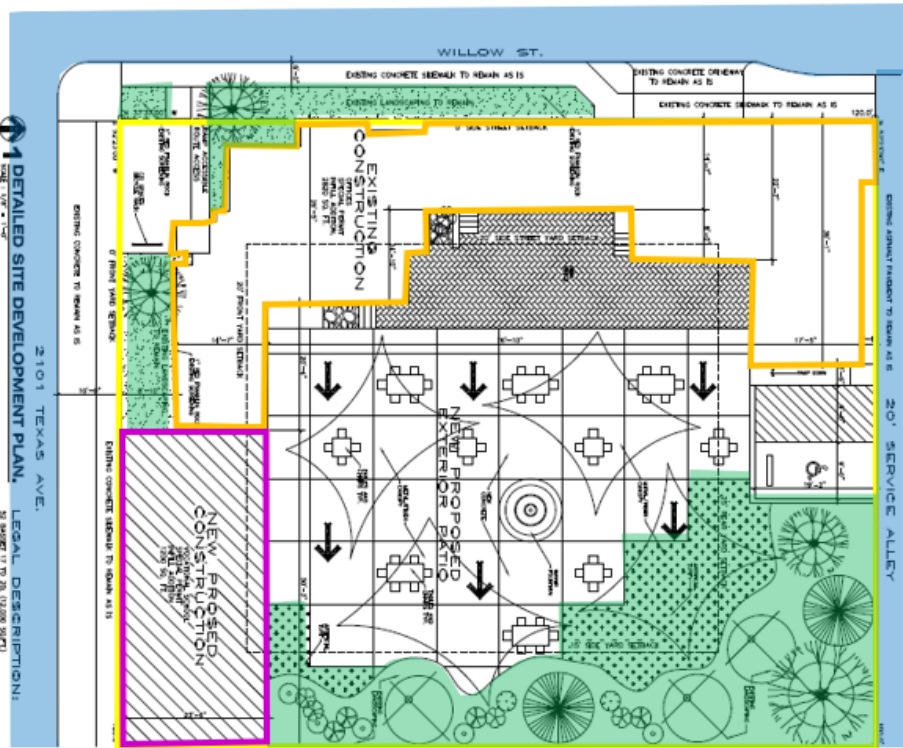
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

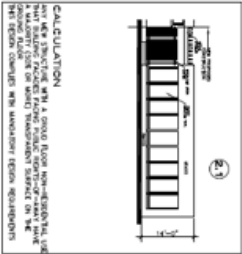
**ATTACHMENTS:**

1. Detailed Site Development Plan
2. Parking Study
3. Zoning Map
4. Department Comments
5. Neighborhood Notification Boundary Map
6. **Letters via email in support**

# ATTACHMENT 1



1 DETAILED SITE DEVELOPMENT PLAN, LEGAL DESCRIPTIONS  
SHEET 1 OF 4



**CODE SUBJECT: IRC-2015**

**MINIMUM REQUIREMENTS FOR OCCUPANT LOAD**

**CONSTRUCTION TYPE**

**OCCUPANT LOAD**

**LANDSCAPE CALCULATIONS**

**TOTAL LANDSCAPE**

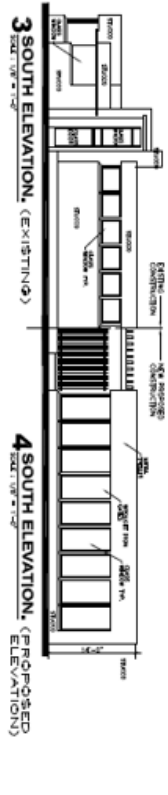
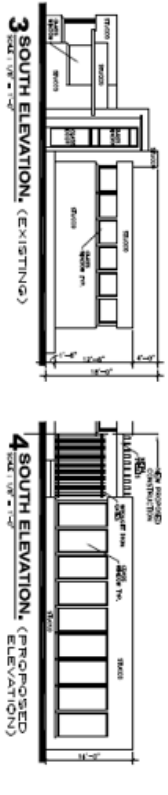
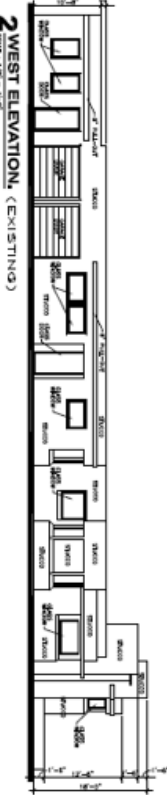
**PARKING REQUIREMENTS**

**SPECIAL PERMIT 100% PARKING REDUCTION**

**SUBJECT SITE**

**PROPOSED SET BACK**

**NOTE: SPECIAL INDELL DEVELOPMENT**



# ATTACHMENT 2

LEGAL DESCRIPTION:  
52 BASSETT 17 TO 20. (12,000 SQFT)

OFFSTREET PARKING:  
ALL ADJACENT PROPERTIES WITHIN 300 FEET OF THE  
SUBJECT PROPERTY.

2101 TEXAS AVE. SURVEY  
SPECIAL PERMIT PARKING: 52 UNITS  
MAY 4, 2022.  
WILLOW AVE. EXISTING PARKING SPACES: 59 UNITS  
WILLOW ST. EXISTING PARKING SPACES: 39 UNITS  
TOTAL EXISTING PARKING SPACES: [91 UNITS]

OFFSTREET BUSINESS USAGE  
DURING PARKING 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.  
MAP-PARKING.  
SCALE : 1" = 60'

# ATTACHMENT 3

PZR22-00020 and PZST22-00011



# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Staff recommends approval of the special permit request for an infill development in C-4 (Commercial) zone district and parking reduction. The proposal meets all the requirements of 20.10.280 Infill development, 20.14.070 Parking reductions, 20.04.320 Special Permit, and 20.04.150 Detailed Site Development Plan. It is also based on consistency with Plan El Paso, the City's adopted Comprehensive Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to special permit and detailed site development plan.

Note: At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

## **Planning and Inspections Department – Land Development**

1. Show existing drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within parkways, landscaped areas, and other conservation efforts, to the maximum extent practicable.

Note: Stormwater drainage has been verified. Rainwater harvesting is recommended at time of development.

*Note: the comments have been addressed as shown on the site plan.*

## **Fire Department**

Recommend approval. No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No adverse comments.

## **Streets and Maintenance Department**

The Streets and Maintenance Department has no objections for this application.

## **Texas Department of Transportation**

Please have the requestor submit to ELP\_Access@txdot.gov for grading and drainage review of the proposed plans.

*Note: the applicants will coordinate with TxDOT at time of building permit stage.*

### **Sun Metro**

Please be advised that the vehicle entrance to your property located at 2101 Texas Ave., is situated within 1,000 feet of a mass transit route. Specifically, 5 Points Circulator, Alameda Brio, DCT Via Alameda, Gov't. District via Lakeside, and Valle Verde via North Loop.

### **El Paso Water**

EPWater does not object to this request.

#### **Water:**

There is an existing 6-inch diameter water main that extends along the east side of Willow St. This main is available for service.

There is an existing 4-inch diameter water main that extends along the north side of the alley north of Texas Ave. This main is available for service.

EPWater records indicate an active 1½-inch domestic water meter serving the subject property. The service address for this meter is 2103 Texas Ave.

Previous water pressure from fire hydrant #3123 located at the northeast corner of Texas Ave. and Willow St. has yielded a static pressure of 84 (psi), a residual pressure of 78 (psi) and a discharge of 1404 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along the alley north of Texas Ave. This main is available for service.

#### **General:**

An application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **Stormwater Engineering**

EPWater-SW has no objections to this proposal.

### **El Paso County 911 District**

The 911 District has no comments or concerns regarding this zoning/special permit.

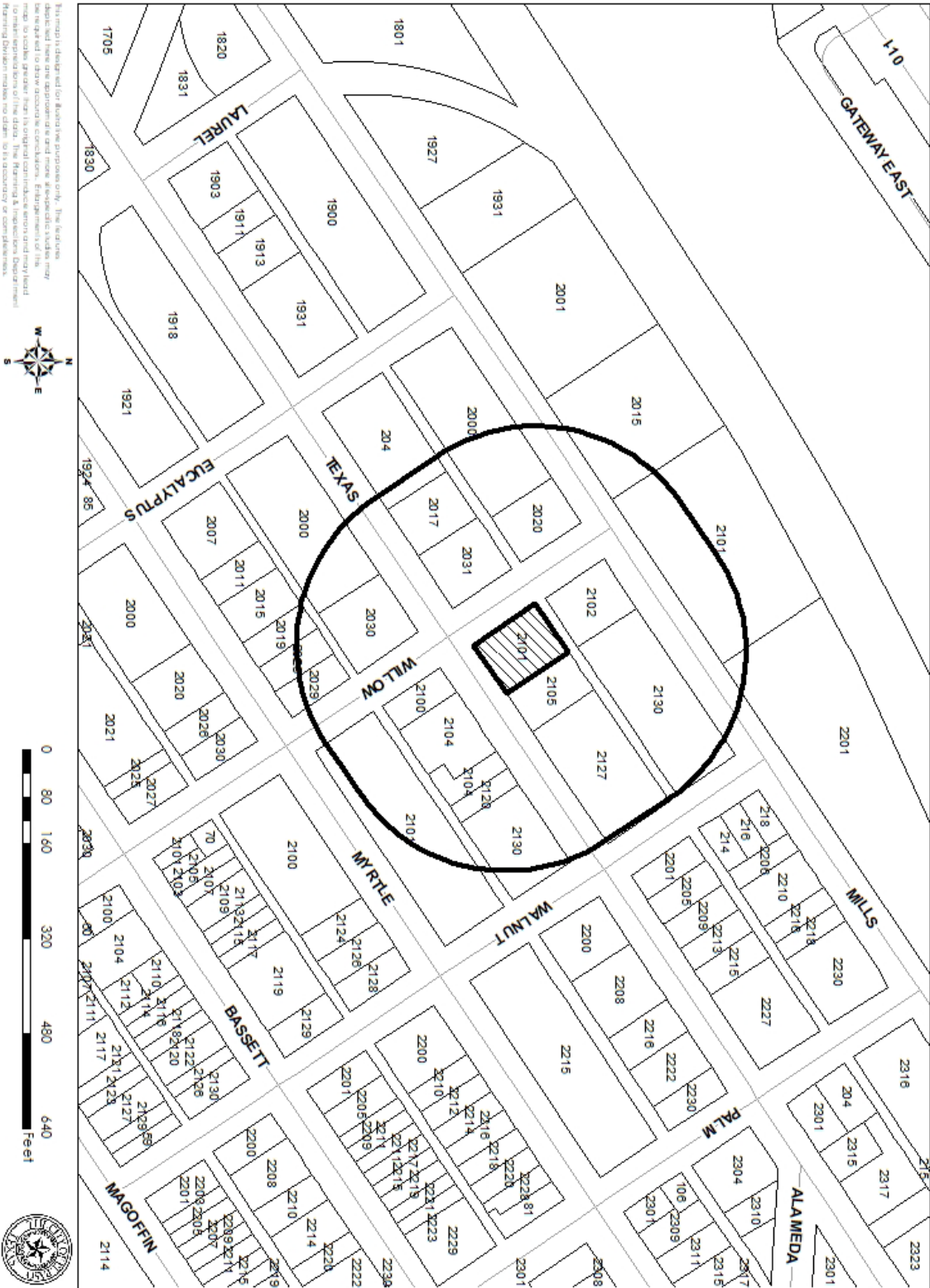
### **El Paso County Water Improvement District #1**

The item is not within the boundaries of EPCWID1.



# ATTACHMENT 5

PZR22-00020 and PZST22-00011



# ATTACHMENT 6

Salloum, Andrew M.

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**From:** Hilda Villegas <hildavillegas63@yahoo.com>  
**Sent:** Thursday, September 8, 2022 9:20 AM  
**To:** martin atayde  
**Cc:** Hector M. Enriquez; Cemelli de Aztlan; Salloum, Andrew M.  
**Subject:** Re: 2101 EXAS AVE. - PARKING STUDY

You don't often get email from hildavillegas63@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use [Phish Alert](#) or forward to [SpamReport@elpasotexas.gov](mailto:SpamReport@elpasotexas.gov).

Good morning,

I am aware that today is the hearing for the request by Mr. Enriquez to change his property zoning code from apartment to commercial. Being that that strip that he is located in is already zoned commercial we are not opposing that change, as long as any current and future proposal is a smart growth proposal. In reference to the parking reduction, as long as the parking reduction does not cause issues for the residents at Uxmal apartments, the Daycare Rayito del Sol, located right across and any other residents in the surrounding area, we do not oppose.

We sat down with Mr. Enriquez and we had a discussion about his plans for a culinary school for the property. We agree that he is on his right to implement. We also discussed our concerns of any further business in the area that interfere with the quality of life of the already existing residents, home owners/renters. Since its a mixed use area we are concern of any potential development that goes against a smart growth. The residents and renters have the same rights as the business/commercial owners and they should be considered.

We expressed our concerns about any potential beer gardens in his property as well as nuisance created due to any after hour activities and they assured us that their operating hours would not extend beyond 9pm.

In accordance to what we discussed and agreed, we are ok with the parking reduction and the change of zoning to commercial for their property. We also agreed that for any further concerns we would reach out, to discuss. Thank you for your attention, any questions you can reach me at 915-222-1977

Hilda Villegas  
President of Familias Unidas del Chamizal

On Thursday, September 1, 2022 at 12:37:36 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hola Hilda.

Me llamo el Sr. Enriquez y me dijo que el proximo Martes 6 de Septiembre a las 10:00 am nos vemos en sus oficinas, disculpe el anterior e-mail la fecha esta mal, que tenga muy buen dia.

Gracias.

Martin Atayde / Hector Enriquez

----- Forwarded Message -----

**From:** martin atayde <atayde65@yahoo.com>  
**To:** Hilda Villegas <hildavillegas63@yahoo.com>

1

**Sent:** Thursday, September 1, 2022 at 12:36:32 PM MDT  
**Subject:** Fw: 2101 EXAS AVE. - PARKING STUDY

Hola Hilda.

Me llamo el Sr. Enriquez y me dijo que el proximo Martes 6 de Septiembre a las 10:00 am nos vemos en sus oficinas, disculpe el anterior e-mail la fecha esta mal, que tenga muy buen dia.

Gracias.

Martin Atayde / Hector Enriquez

----- Forwarded Message -----

**From:** martin atayde <atayde65@yahoo.com>  
**To:** Hilda Villegas <hildavillegas63@yahoo.com>  
**Cc:** Hector M. Enriquez <enriquez@utep.edu>  
**Sent:** Tuesday, August 30, 2022 at 03:45:00 PM MDT  
**Subject:** Re: 2101 EXAS AVE. - PARKING STUDY

Ya le llame al Sr. Enriquez y me confirmo que esta bien para el Martes 6 de Agosto a las 10:00 am, usted diganos en donde desea que tengamos la cita y nosotros llegamos.

Gracias.

Martin Atayde.

On Tuesday, August 30, 2022 at 03:31:58 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hola Hilda.

Creo que no debe de haber ningun problema, dejeme solo lo confirmo con el Sr. Enriquez y se lo hago saber lo mas pronto posible.

Gracias.

Martin Atayde

On Tuesday, August 30, 2022 at 01:04:18 PM MDT, Hilda Villegas <hildavillegas63@yahoo.com> wrote:

Hola Martin,

nos podemos ver el martes 6 de agosto. Despues de las 10am esta bien. Me avisan donde y si pueden ese dia. Gracias.

On Tuesday, August 30, 2022 at 12:43:55 PM MDT, martin atayde <atayde65@yahoo.com> wrote:

Hi Miss. Villegas.

On the next attachment can find an parking study requested by the city of El Paso, the study analyses the subject property and adjacent properties within 300 feet of the subject property. We still waiting for your response about the meeting requested by us last week.

Thanks.

Martin Atayde / Hector M. Enriquez

PM

Yahoo Mail - Fwd: 2101 texas ave. rezone

2101 texas ave. rezone

From: Tony (atayde65@yahoo.com)

To: enriquez@utep.edu

Date: Wednesday, August 31, 2022 at 02:48 PM MDT

Sent from my iPhone

Begin forwarded message:

**From:** encinas@dacedace.com  
**Date:** August 31, 2022 at 11:20:25 AM MDT  
**To:** martin atayde <atayde65@yahoo.com>  
**Subject:** RE: 2101 texas ave. rezone

Martin

Per your attached letter, please consider this Email as my approval to your efforts in rezoning 2101 Texas Ave to C4 (Commercial). I hope the best of luck for you, may your business do well.

Good luck,

Orlando Encinas  
Manufacturing LLC  
1731 Myrtle Ave Ste. B  
El Paso TX. 79901  
915-256-7427

**From:** martin atayde [mailto:atayde65@yahoo.com]  
**Sent:** Tuesday, August 30, 2022 8:02 PM  
**To:** encinas@dacedace.com  
**Subject:** 2101 texas ave.

Hi Mr. Encinas.

Today I pass to your office and I gave you a little explanation about this new project at the above reference address.

Do you had the opportunity to review the letter I show you earlier at your office?.

The attached document is the same letter I show you before.

Thanks.

Martin Atayde  
915-490-7873  
[atayde65@yahoo.com](mailto:atayde65@yahoo.com)

1/2

2: 5:49 AM

Yahoo Mail - Re: 2101 TEXAS AVE. - Request Letter

Re: 2101 TEXAS AVE. - Request Letter

From: Suzanne Dipp (suzdipp@gmail.com)

To: atayde65@yahoo.com

Date: Monday, May 16, 2022 at 03:43 PM MDT

Martin, thank you for reaching out. I received your request and I believe your usage to a culinary school is fine.

Suzanne Dipp  
Sunrise Civic Group

On Wed, May 11, 2022 at 10:17 AM martin atayde <[atayde65@yahoo.com](mailto:atayde65@yahoo.com)> wrote:

Hi Suzanne.

Good morning , can you revise the attached document please.

Thanks.

Martin Atayde  
915-490-7873  
[atayde65@yahoo.com](mailto:atayde65@yahoo.com)

1/1



To Whom it may concern:

Address: 2101 Texas Ave., El Paso TX 79901

Legal Description: 52 Basset 17 to 20

Application Type: Rezoning and Special Permit

Please allow this letter to have the El Paso Central Business Association (CBA) acknowledge and support this zoning change request.

The purpose of this letter serves as a REZONING REQUEST/SPECIAL PERMIT for 2101 Texas Ave., from zone A3 (apartments) to zone C4 (commercial). The intentions are to build a BUSINESS (vocational school) in culinary, with our approval without any inconvenience we would wish to allow them to proceed with rezoning approval. According to studies conducted, there will be no negative impact in the neighboring areas with the changes requested (the surrounding areas are currently M-1 and C-4).

Thank you,



Tanny Berg

The El Paso Central Business Association (CBA)

EL PASO CENTRAL BUSINESS ASSOCIATION | PO Box 96 | EL PASO, TX 79941 | 915.235.2022