

509 Rio Grande

City Plan Commission — May 22, 2025 **(REVISED)**



CASE NUMBER:	PZST24-00012
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Anthony Mendez and Jessica Mendez
REPRESENTATIVE:	CEA Group
LOCATION:	509 Rio Grande Ave. (District 8)
PROPERTY AREA:	0.05 acres
REQUEST:	Special Permit and Detailed Site Development Plan approval to allow for the use of professional office in the A-2 (Apartment) zone district and 100% parking reduction
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of May 15, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit and 100% parking reduction.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in A-2 (Apartment) zone district and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST24-00012

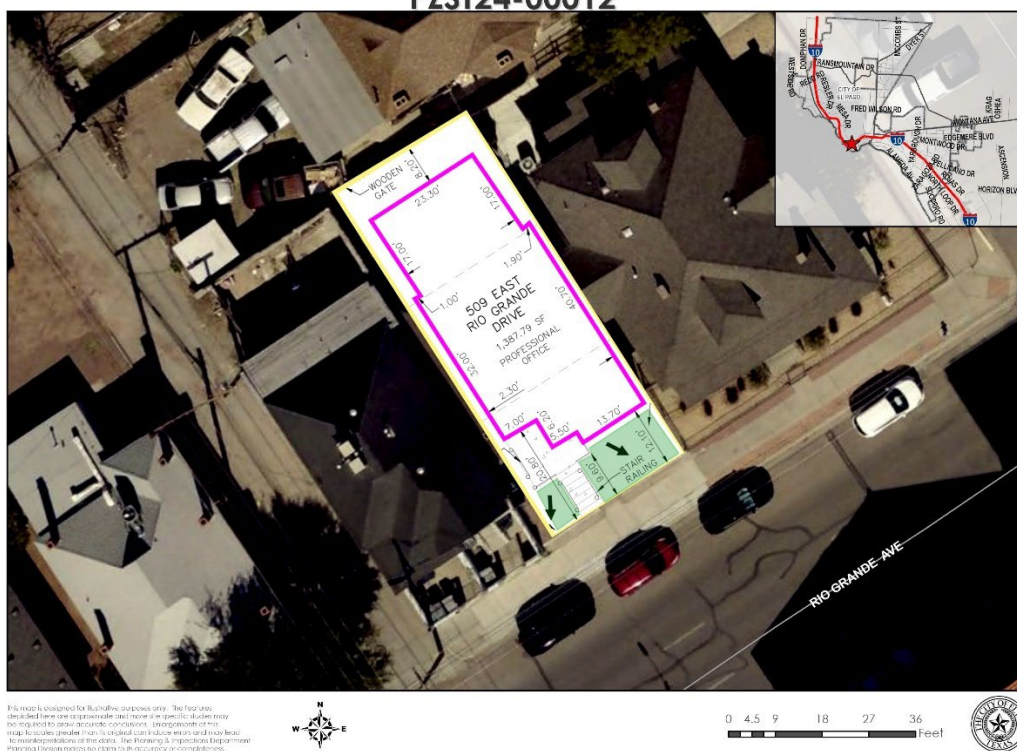


Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 – Special Permit. The detailed site development plan shows **an existing non-conforming professional office building of approximately 1,387 square feet.** The development requires a minimum of three (3) vehicular parking spaces and three (3) bicycle spaces. Three (3) bicycle spaces are provided. The applicant is also requesting a 100% parking reduction consisting of three parking spaces. A parking study was submitted as required (see Attachment 4), which shows one hundred twenty-five (125) on-street parking spaces within 300 ft. of the subject property. The average available is seventy-three (73) spaces. Access to the subject property is provided from Rio Grande Avenue.

CASE HISTORY: On June 8, 2020, Zoning Board of Adjustment approved of the special exception request of the front, rear, and side setback encroachments for the existing structure on the subject property. Additionally, the property is registered as legal non-conforming for the average lot width, lot depth, and lot area requirements.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	Does the Request Comply?
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 detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Land Use designation. The proposed development will integrate with residential, apartment, and office development along Rio Grande Avenue and surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Rio Grande Avenue a minor arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for a professional office use. Adequately served by and will not impose an undue burden upon public improvements.
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 impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	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 proposed development does not require landscaping per Section 18.46 of the El Paso City Code due to the existing structure built.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with other residential uses and structures. The principal building will maintain its façade and be converted for the use of professional office.
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.

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:	
Criteria	Does the Request Comply?
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 Campbell Addition, platted in 1894.
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 1915, but an addition was built in 2021. 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 an existing structure. It is not feasible to accommodate the parking needed to serve the use 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.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed 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 this Comprehensive Plan.</p>	Yes. The proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.

<p>Compatibility with Surroundings: The proposed use is compatible with those surrounding the site:</p> <p>A-2 (Apartment) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. A professional office is consistent with single-family, multi-family dwellings, church, professional office uses in the neighborhood. The professional office is permitted via a special permit in the A-2 (Apartment) zone district.</p>
<p>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>The subject property is located within the Rio Grande Avenue National Historic district, but not locally designated and not subject to local review.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed facility is not anticipated to pose any adverse effects on the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable, with no rezoning in the area within the last 10 years.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of professional office, a special permit is required per City Code.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has access from Rio Grande Avenue, designated as a minor arterial under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least nine (9) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.03 miles away along Rio Grande Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the boundaries of Sunrise Civic Group, El Paso Central Business Association, Central El Paso Community Organization, Houston Park Neighborhood Association which were notified of the special permit application. Notices were sent to property owners within 300 feet of the subject property on May 8, 2025. As of May 15, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan request.

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:

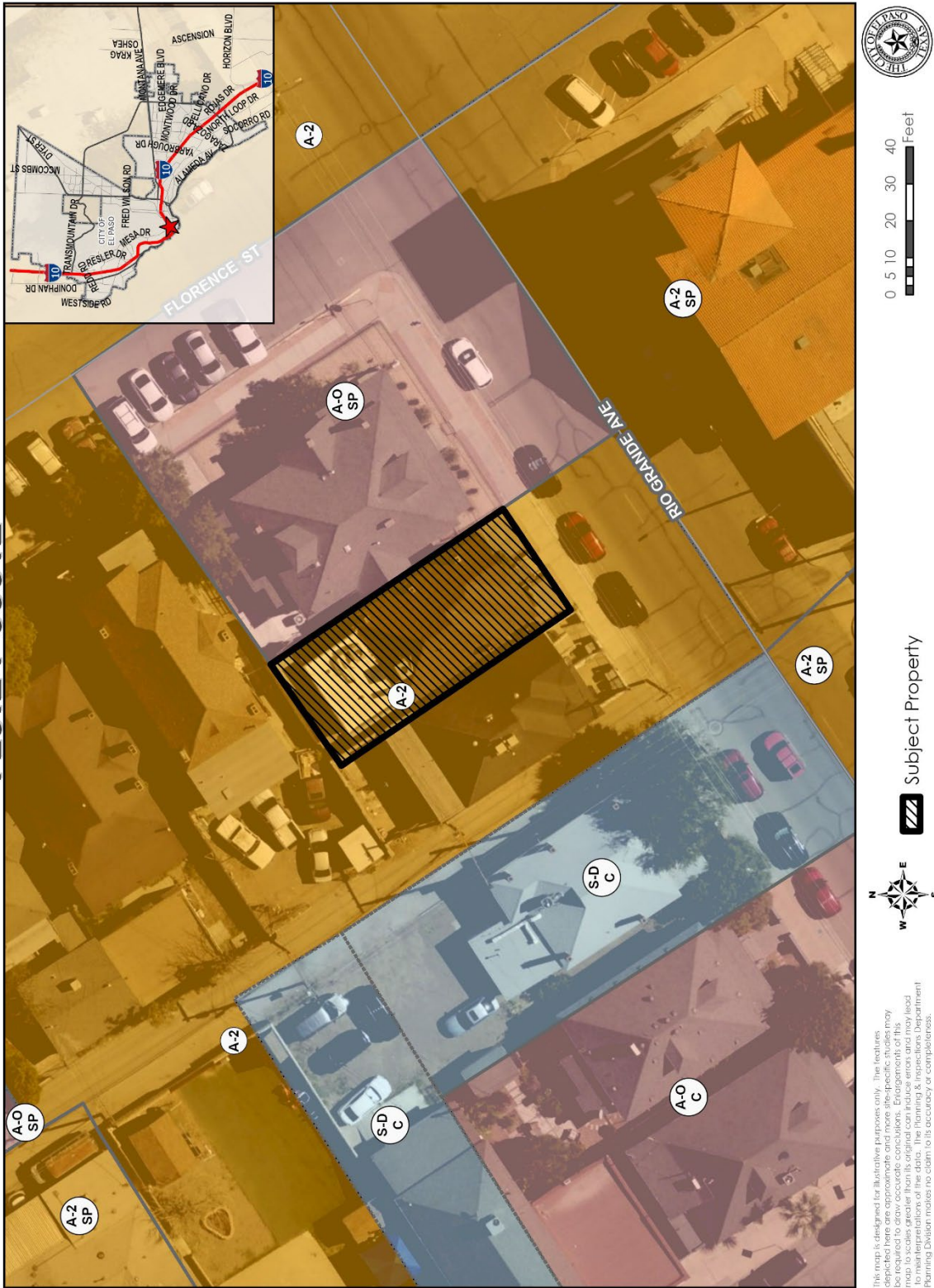
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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:

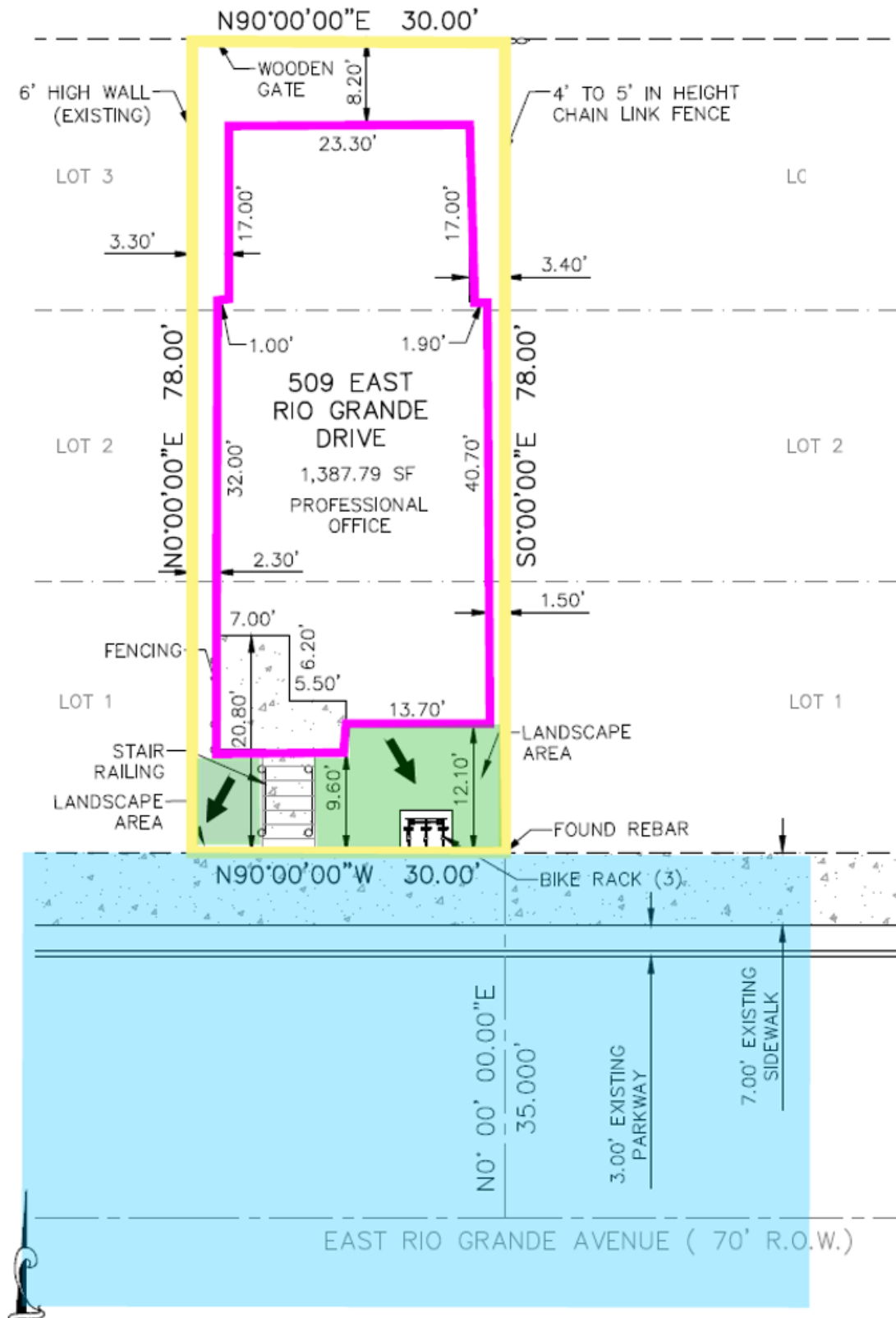
1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Parking Study
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

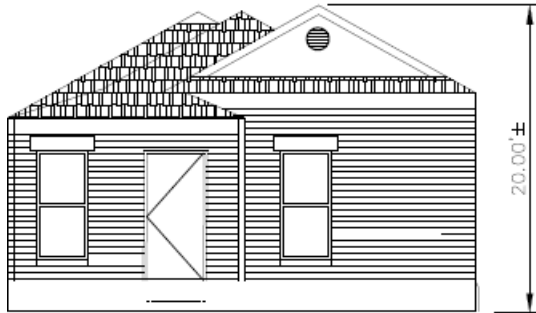
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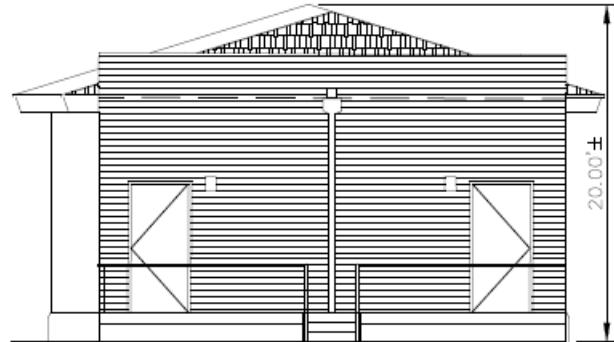
ATTACHMENT 2



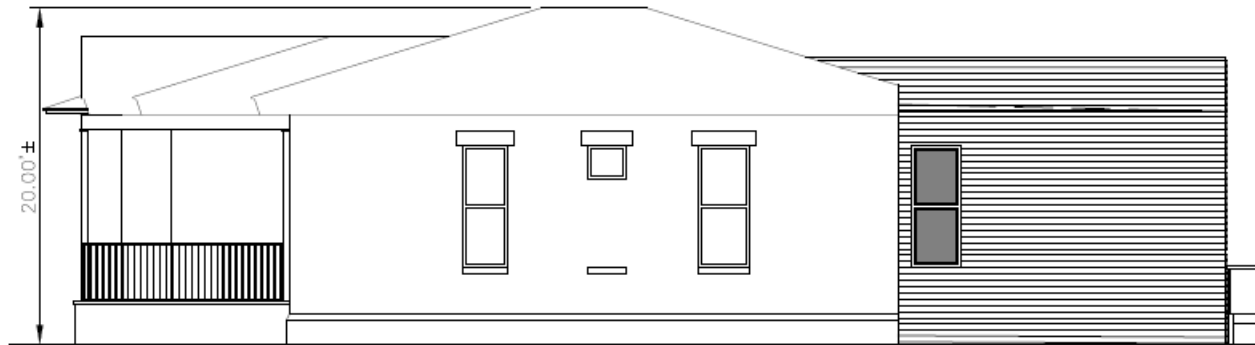
ATTACHMENT 3



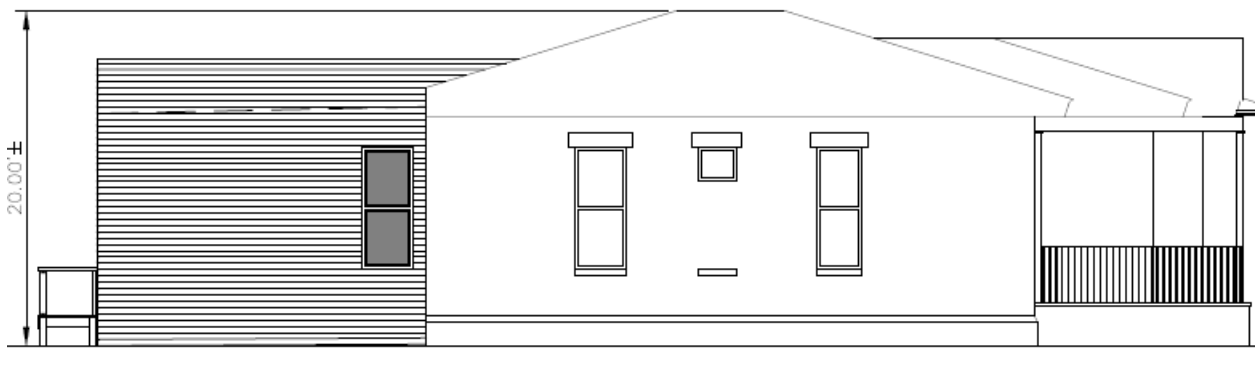
FRONT ELEVATION SCALE: N.T.S.



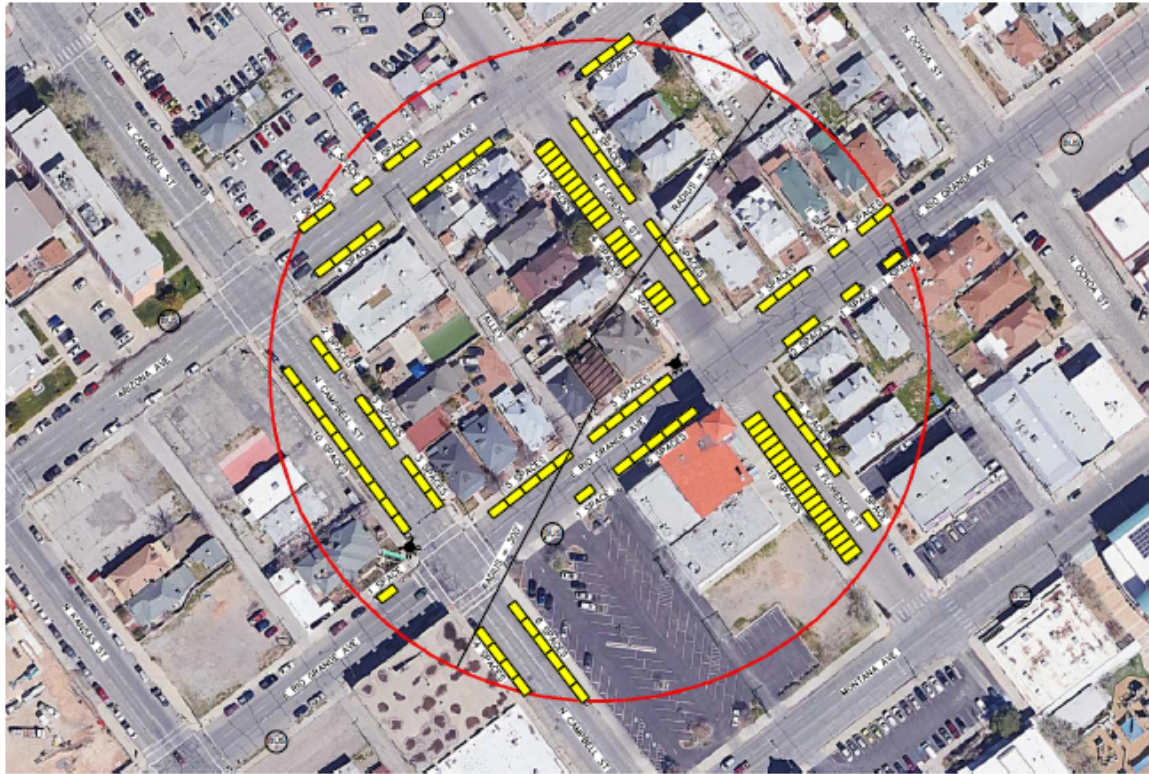
REAR ELEVATION SCALE: N.T.S.



RIGHT ELEVATION SCALE: N.T.S.



ATTACHMENT 4



NOTES:

- 1) ON STREET PARKING SPACES ARE ASSUMED AT A LENGTH OF 20' AND WIDTH OF 9' AND EXCLUDE ANY SPACES THAT ARE ADJACENT TO ANY YELLOW CURB MARKINGS OR ANY EXISTING DRIVEWAYS, OR ANY APPLICABLE "NO PARKING" ZONES, OR WITHIN 15' OF EXISTING FIRE HYDRANTS AND 20' OF EXISTING CROSSWALKS AS MANDATED BY CITY OF EL PASO MUNICIPAL CODE
- 2) THE SUBJECT PROPERTY REQUIRES APPROXIMATELY 10 PARKING SPACES AND IS EXPECTED TO BE OPEN FROM 8:00 AM TO 5:00 PM
- 3) THE SUN METRO BUS STOPS SHOWN IN THIS EXHIBIT ARE NOT INCLUSIVE OF ALL SUN METRO STOPS WITHIN 1,000' OF THE SUBJECT PROPERTY

LEGEND:

-  509 E RIO GRANDE AVE.
-  ON STREET PARKING SPACE
-  FIRE HYDRANT
-  SUN METRO BUS STOP WITHIN 1,000'



SCALE: 1" = 150'

509 E RIO GRANDE PARKING AVAILABILITY SURVEY WITHIN 300'

3/11/2025	ARIZONA AVE	N CAMPBELL ST	N FLORENCE ST	E RIO GRANDE AVE	TOTAL OCCUPIED
TIME	17 AVAILABLE	28 AVAILABLE	53 AVAILABLE	27 AVAILABLE	125 AVAILABLE
7:00 AM	6 OCCUPIED	14 OCCUPIED	20 OCCUPIED	11 OCCUPIED	51 OCCUPIED
8:00 AM	7 OCCUPIED	18 OCCUPIED	25 OCCUPIED	21 OCCUPIED	71 OCCUPIED
9:00 AM	6 OCCUPIED	14 OCCUPIED	36 OCCUPIED	18 OCCUPIED	74 OCCUPIED
10:00 AM	10 OCCUPIED	22 OCCUPIED	35 OCCUPIED	20 OCCUPIED	87 OCCUPIED
11:00 AM	11 OCCUPIED	24 OCCUPIED	34 OCCUPIED	18 OCCUPIED	87 OCCUPIED
12:00 PM	8 OCCUPIED	22 OCCUPIED	37 OCCUPIED	20 OCCUPIED	87 OCCUPIED
1:00 PM	7 OCCUPIED	24 OCCUPIED	33 OCCUPIED	22 OCCUPIED	86 OCCUPIED
2:00 PM	8 OCCUPIED	24 OCCUPIED	33 OCCUPIED	21 OCCUPIED	86 OCCUPIED
3:00 PM	11 OCCUPIED	19 OCCUPIED	28 OCCUPIED	17 OCCUPIED	75 OCCUPIED
4:00 PM	10 OCCUPIED	7 OCCUPIED	35 OCCUPIED	11 OCCUPIED	63 OCCUPIED
5:00 PM	6 OCCUPIED	3 OCCUPIED	18 OCCUPIED	9 OCCUPIED	36 OCCUPIED
6:00 PM	9 OCCUPIED	3 OCCUPIED	23 OCCUPIED	8 OCCUPIED	43 OCCUPIED
AVERAGE	9 OCCUPIED	17 OCCUPIED	30 OCCUPIED	17 OCCUPIED	73 OCCUPIED

509 E RIO GRANDE AVE PARKING AVAILABILITY

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.8232
www.ceagroup.net
TIDAL REGISTERED ENGINEERING FIRM F-4854

ATTACHMENT 5

Planning and Inspections Department – Planning Division

Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in A-2 (Apartment) zone district and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to special permit.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance Traffic Engineering

No objections to application.

Street Lights Department

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department. The applicant is responsible for any relocations or adjustments of a street light.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

Recommend Approval.

Be advised if any and all construction requires a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.

There is an existing 24-inch water transmission main that extends along Mesa St. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 24-inch water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (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 lot 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 Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.

General:

Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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:

EPWater-SW has reviewed the proposed plans and has no objections to this proposal.

- EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District No. 1

No comments received.

El Paso Electric Company

We have no comments for 6500 N. Mesa Street.

Texas Gas Service

Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

911 District

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

ATTACHMENT 6

