

809 Eucalyptus

City Plan Commission — July 17, 2025

SPECIAL PERMIT



CASE NUMBER: PZST25-00002
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: John M. Holland, LLC
REPRESENTATIVE: Bruno Vasquez
LOCATION: 809 N. Eucalyptus Street (District 8)
PROPERTY AREA: 0.05 acres
EXISTING ZONING: C-4 (Commercial)
REQUEST: Special Permit and Detailed Site Development Plan approval for an office warehouse with a 100% parking reduction and rear setback reduction in the C-4 (Commercial) zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: Seventeen (17) letters in support received as of July 10, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a 100% parking reduction and rear yard setback reduction for professional office use in a C-4 (Commercial) zone district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – 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.

PZST25-00002



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a special permit and detailed site development plan for the proposed use of a professional office with a 100% parking reduction and reduced rear setback reduction in a C-4 (Commercial) zone district. The detailed site development plan shows an existing 1,200 square foot building that will remain with a maximum height of 16 feet 9 inches and a proposed rear yard setback of 6 feet 9-¼ inches. Access to the subject property is provided from Eucalyptus Avenue. The applicant is requesting the following:

Density/Dimensional Standard C-4 (Commercial) Zone District - Other Permitted Uses (Office, professional)	Required	Proposed
Lot area	No minimum required.	N/A
Lot width	No minimum required.	N/A
Lot depth	No minimum required.	N/A
Front yard setback	0 feet.	No Change
Rear yard setback	10 feet.	6 ft. 9 ¼ in.
Side yard setback	10 feet when abutting residential or apartment district	No change

Note: Bold indicates requested reduction.

The development requires a minimum of three (3) parking spaces and three (3) bicycle spaces, with the three (3) bicycle spaces provided. The applicant is requesting a 100% parking reduction of the three (3) vehicular spaces. A parking study was submitted as required (Attachment 4), which shows forty-four (44) on-street parking spaces within 300 feet of the subject property with an average of twenty-one (21) on-street parking spaces available per day. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code. Pedestrian access will be from N. Eucalyptus Street.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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 commercial uses along Eucalyptus Street and the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	A TIA was not required for the proposed development. The applicant is coordinating installation of three (3) on-street parking spaces in the right-of-way abutting the subject property on North Eucalyptus Street. Additionally, the property has immediate access to Montana Avenue and Yandell Drive which are designated as a major and minor arterial, respectively, in the City's Major Thoroughfare Plan (MTP).
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.	The 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 will provide adequate landscaping and/or screening where required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located adjacent to office and restaurant uses which consist of the same C-4 (Commercial) zoning district.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to the surrounding development. The surrounding development will not be impacted due to the commercial nature of the area.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – 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 Cotton Addition Subdivision, platted in 1907.
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 proposed construction does not extend into an area previously used to accommodate off-street parking. The property has never had 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 majority of the subject property is 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. There are no vacant areas within 300 feet to accommodate the required parking off-site.

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:

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: 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 the Comprehensive Plan.</p>	Yes. The proposed development is consistent with the Future Land Use designation and is compatible with the existing surrounding development that is comprised of commercial uses such as offices and restaurants.

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts 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. The immediate and surrounding area consists of the same C-4 (Commercial) zoning district and the proposed use of a professional office is permitted by right.</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 areas plans, including land-use maps in those plans.</p>	<p>The proposed development is not located within a historic district or special designation area.</p>
<p>Potential Adverse Effects: 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>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 rezonings in 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>The existing zoning will not be changed. Due to the current zoning issues constraining the property, a special permit will be required to reduce parking and the required rear yard setback.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has direct access from N. Eucalyptus Street as well as access from Montana Avenue and Yandell Drive which are designated as a local, major and minor arterial, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least seven (7) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.08 miles away along Montana Avenue. The applicant has coordinated with the Streets and Maintenance Department and will be providing three (3) on-street parking spaces. Sidewalks are currently present along N. Eucalyptus Street and there will be no vehicular access to the subject property.

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

PUBLIC COMMENT: The subject property lies within the bounds of three (3) recognized neighborhood associations including the Five Points Development Association, El Paso Central Business Association and the Sunrise Civic Group. As of July 10, 2025, the Planning Division has received seventeen (17) letters in support of the request.

RELATED APPLICATIONS: None.

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:

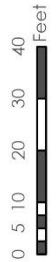
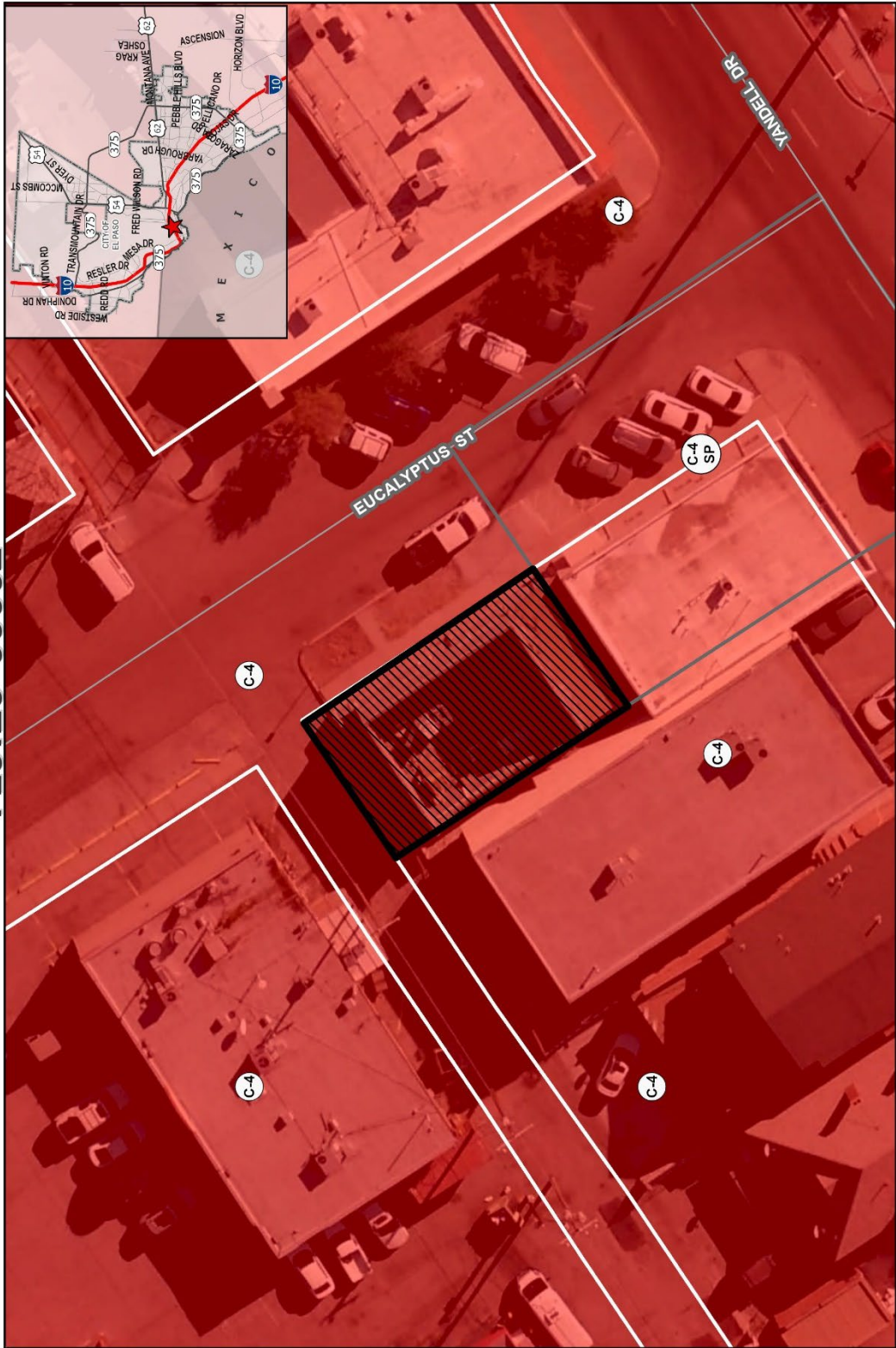
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

PZST25-00002



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed features may not be shown. The map is not a legal document and should not be used to make legal decisions. The Planning & Inspection Department makes no claim to its accuracy or completeness.

[illegible]

LANDSCAPE REQUIREMENTS
LANDSCAPABLE AREA REQUIRED: 2,208.75 = 1205.00+ .003.75 = 0.15= 150.56 SF

PARKING TABLE - 809 N EUCALYPTUS ST 4.00 OFFICE BUSINESS				
AUTOMOBILE & LIGHT TRUCK		HEAVY TRUCK TRAILER	GRAVEL SORcery PARKING	
MINIMUM	MAXIMUM		REQUIRED	NOTES
1/076 SF EPA	1/400 SF GFA	NOTE 3	1/200,000 SF	ALLOWED 2A, B

USE DESCRIPTION	PARKING CALCULATION		
	MIN.	MAX.	REQD. PROVIDED
100% PARKING REDUCTION REQUESTED			

EXISTING BUILDING - ADJACENT LOT

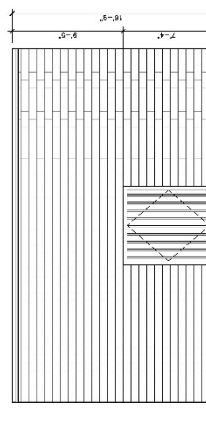
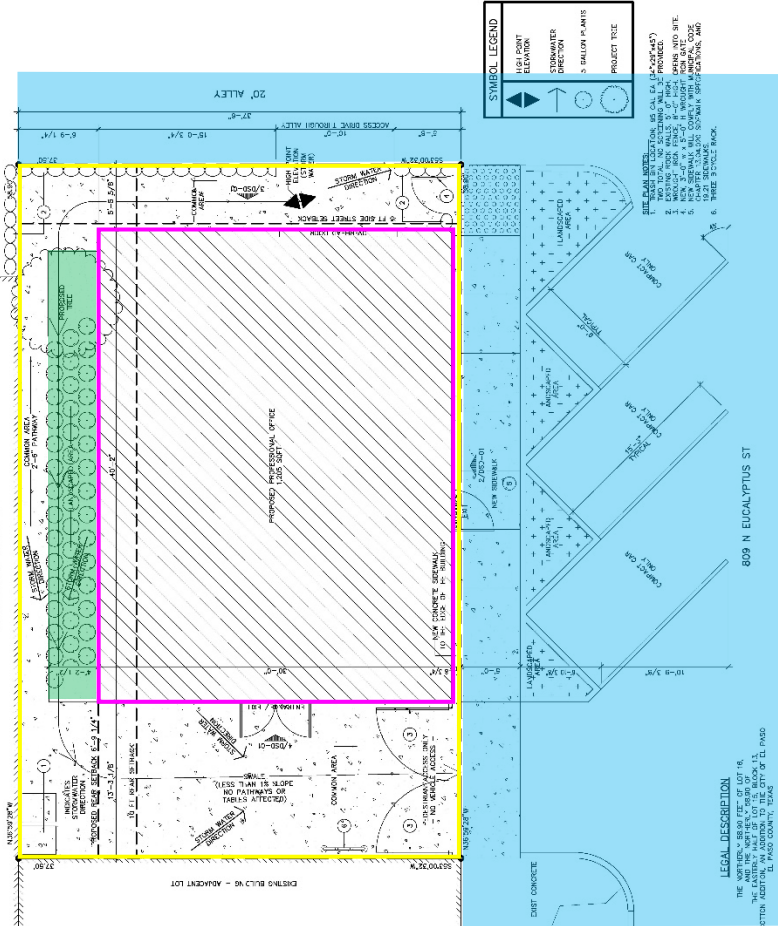
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WAREHOUSE REMODELING
CONTROL & EQUIPMENT COMPANY
809 N EUCLYPTUS ST. EL PASO, TX 79903

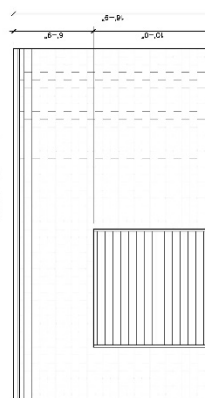
ISSUED FOR
SPECIAL PERMIT
APPLICATION; NOT
FOR CONSTRUCTION

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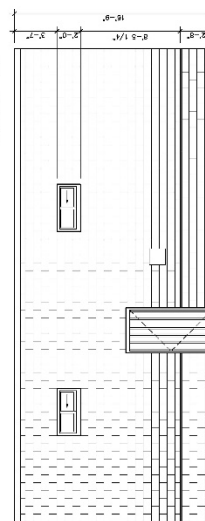
DSD-01
DETAILED SITE
DEVELOPMENT PLAN



SIDE ELEVATION 4
SCALE: 1/8" = 1'-0"

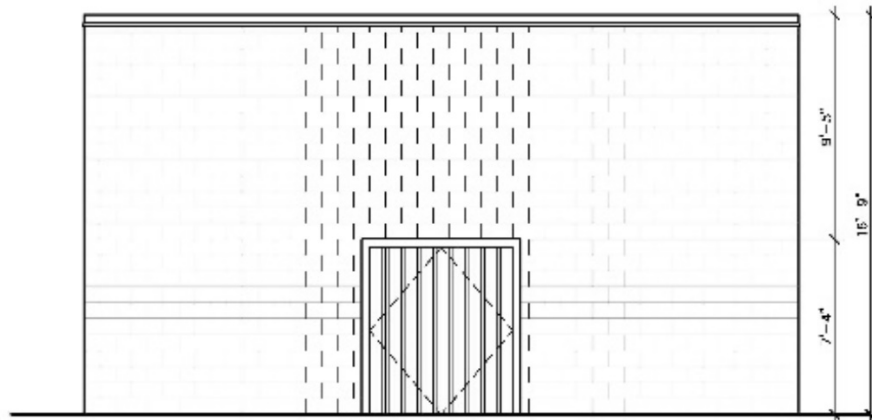


SIDE ELEVATION (FACING ALLEY) 3
SCALE 1/4" = 1'-0"

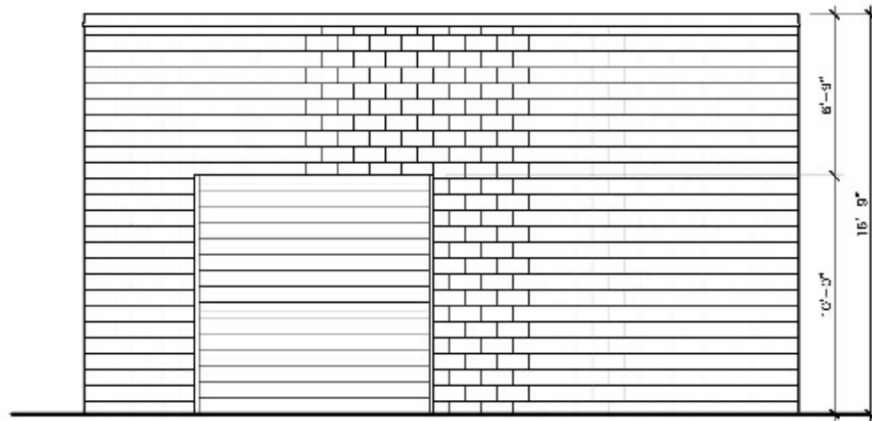


MAIN ELEVATION 2

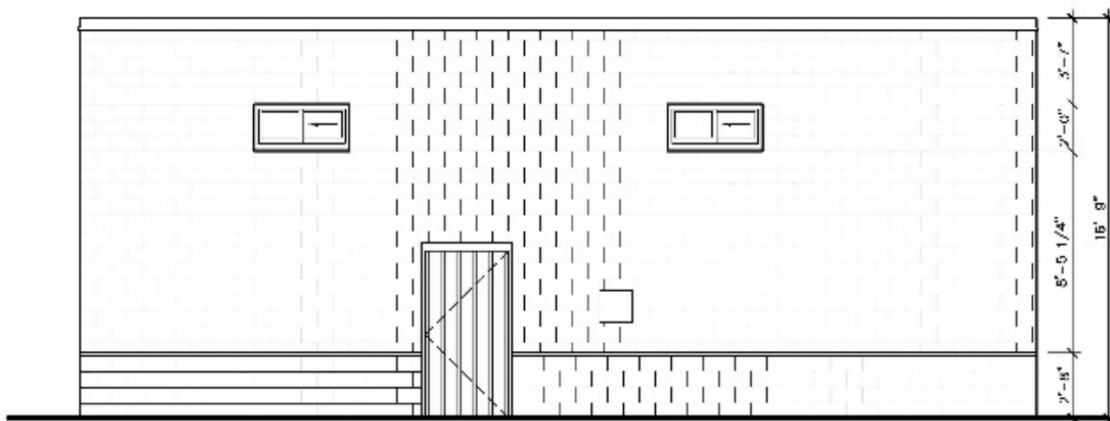
ATTACHMENT 3



SIDE ELEVATION 4
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4" = 1'-0"



MAIN ELEVATION 2
SCALE: 1/4" = 1'-0"

809 EUCALYPTUS STUDY MAP



July 17, 2025

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – 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.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed setback and parking reduction.

Planning and Inspections Department – Land Development

Recommend approval.

Coordinate with City Of El Paso Street & Maintenance department for proposed angle parking in the R.O.W.

Provide and label note “All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards” on the plan.

Be sure to focus on obtaining a gradual slope transition (8.3% max) between the concrete at Gate #3 and ADA sidewalk ramp in R.O.W.

Fire Department

No adverse comments.

Police Department

The 9-1-1 District has no comments or concerns regarding this special permit.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic and Transportation

No objections to the application.

On one of the 3 parking spaces being provided (in front of the proposed building), shall be designated an ADA parking space as required.

Street Lights Department

Street Lights Department does not object to this request.

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The

submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project 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.

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

Special Permit does not affect Sun Metro transit services or operations.

El Paso Water

There is an existing 8-inch diameter water main that extends along the alley north of Yandell Dr. located approximately 12-feet north of the property. This main is available for service.

EPWater-PSB records indicate two active 3/4-inch domestic water meter serving the subject property. The service addresses for these meters are 809 Eucalyptus St. and 1921 Yandell Dr.

Previous water pressure reading from fire hydrant #1636, located at the intersection of Montana Ave. and Cotton St., has yielded a static pressure of 88 psi, a residual pressure of 86 psi, and a discharge of 949 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.

EPWU-PSB Comments

EPWater-PSB does not object to this request.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the alley north of Yandell Dr. located approximately 10-feet north of the property. This main is available for service.

General

EPWater-PSB requires a new service application to provide additional 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 recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

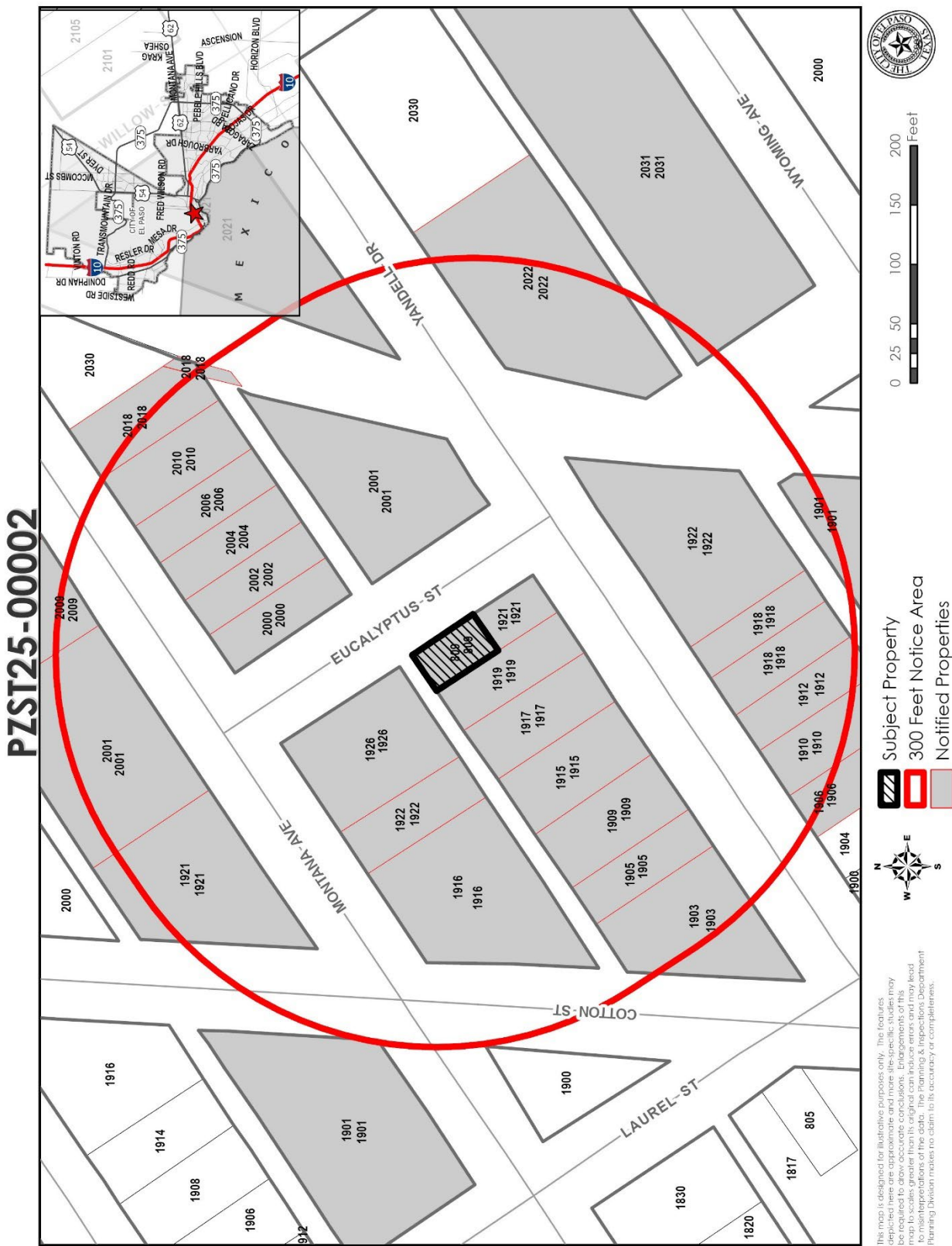
Texas Gas Service

Texas Gas Service has an active service line at 809 N. Eucalyptus St.

El Paso Electric

We have no comments for the 809 N. Eucalyptus rezoning request.

ATTACHMENT 6



ATTACHMENT 7



FIVE POINTS DEVELOPMENT ASSOCIATION, INC.
P.O. BOX 3612
EL PASO, TEXAS 79923-3612

January 16th, 2025

City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Fred Evans, President
Five Points Development Association

Tanny Berg
El Paso Central Business Association

January 10, 2025

Subject : 809 N. Eucalyptus Street improvement construction project special permit application

To whom it may concern,

I am not opposed to the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in the area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking just like the buildings have right next door. This is good because it would add a couple more public parking spaces.

Best Regards,

Tanny Berg
Founder
El Paso Central Business Association

Francis PROPERTIES

December 13, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

Please consider this letter in support of the City of El Paso granting a permit to Mr. John Holland for the improvements and construction at 809 N. Eucalyptus Street. Currently, the building is an eyesore and is in much needed repair. The reconstruction of the building will have a positive impact on the area.

Due to new setback rules from the original construction date 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City granting this permit allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. I am also supportive of this request as it will provide additional parking availability in the neighborhood.

Please let me know if you have any questions.

Best Regards,



L. Frederick Francis
Francis Properties

1701 E. Yandell • El Paso, TX 79902 • Mailing Address: P.O. Box 3739 • El Paso, TX 79923 3739
Phone: 915.351.8000 • francisproperties.com



January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Ryan McNellis, President
Wing Daddy's Sauce House
2021 E Yandell
El Paso TX 79903



January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

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Sincerely,

Juan Barba, Manager

El Paso Saddlery

2025 E Yandell

El Paso TX 79903

2025 E. Yandell • El Paso, TX 79903 • Ph. (915) 544-2333 • Fax (915) 544-2535

Prime Capital MANAGEMENT

December 16, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street - Construction project special permit application

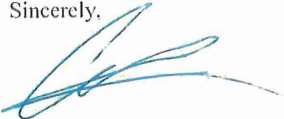
To whom it may concern,

I am writing this letter in support of Mr. John Holland obtaining a permit from the City of El Paso for improvements and construction at 809 N. Eucalyptus Street. This property is in dire need of repairs and the reconstruction of the building will have a positive impact on the neighborhood.

Because of the new setback rules from the original construction from 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City of El Paso granting this permit and allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is also proposing diagonal parking in front of the property instead of the current parallel parking, which I am also in support of this request as it will provide additional parking in the neighborhood.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Ceci Figueroa, President
Prime Capital Management, Inc.

1701 E. Yandell | El Paso, Texas 79902 | (915) 351-8000

January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,



Mario Southern, President

Dry River Holdings

2022 E Yandell

El Paso TX 79903



Jay L. HARMAN FIRE EQUIPMENT COMPANY

Ross Logue
Jay L. Harman Fire Equipment Co.
1930 E Yandell Dr.
El Paso, Tx. 79903

12/17/24

Subject : 809 N. Eucalyptus Street construction project special permit application

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Best Regards,

Ross Logue

Ph. (915) 533-7021 • Fax (915) 533-0079
1930 E. Yandell • El Paso, TX 79903 • www.jhfire.com • email: info@jhfire.com

JOSE YANAR
JAYCAL, INC.
1919 E. YANDELL DR.
EL PASO, TX. 79903
1/03/2025

Subject: 809 N. Eucalyptus Street construction project special permit application


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Best Regards,



Jose Yanar



Control & Equipment Company

2001 E. Yandell • El Paso, Texas 79903 Phone (915) 545-2256 • Fax (915) 545-1354
www.controlandequipment.com

Jason Gill

President

Control & Equipment Company

2001 E. Yandell

El Paso, TX, 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Jason Gill

BARNHART-TAYLOR, INC.

1602 E. YANDELL Dr.
EL PASO, TEXAS 79902

Ph. #915-533-1231

Fax #915-533-8942

E-mail Address: juanvillalobos@barnharttaylor.com

January 10, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Improvements by the city in our area such as the street paving repairs on E. Yandell Dr. and new LED street lighting have helped the area quite a bit. Business owners that improve the visibility of their existing structures are also helping the area's image.

Regards,
Juan M. Villalobos, PE
Vice President

Barnhart-Taylor, Inc.
915-727-1951

Arturo Gonzalez
Su Casa Mexican Restaurant
2030 E Yandell Dr
El Paso, TX 79903
915-544-5136

January 6, 2025

Subject: 809 N Eucalyptus Street Construction Project Special Permit Application

To Whom It May Concern:

I am in favor of the improvement/ construction project at 809 N Eucalyptus street because it will look much better than the old dilapidated building. This will have a positive impact on our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N Eucalyptus street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best regards,
Arturo Gonzalez



Jose Gomez
Timo's Restaurant
2000 Montana
January 8, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application
To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,
Jose Gomez

Laura V. Gill

Control & Equipment Company

1921 E. Yandell Dr., El Paso, TX 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement/construction project at 809 N. Eucalyptus Street because it will provide a much better look than the current dilapidated building. The improved building will have such a positive impact in our community. It is exciting to see our community thrive with such improvements.

I am aware that the new owner of that building is applying for a special permit because the back wall would be 38 inches into the rear setback. Even though the rear wall will be rebuilt in the same footprint of the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is would be great because it would add a couple of more public parking spaces.

Best Regards,



Laura V. Gill

Operations Manager, Control & Equipment

JOLLIFFCO, L.L.C.

1922 E. Yandell Drive

El Paso, Texas 79903

Travis Jolliff
Jolliffco, L.L.C.
1922 E. Yandell Dr.
El Paso, Tx. 79903

12/18/24

Subject : 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

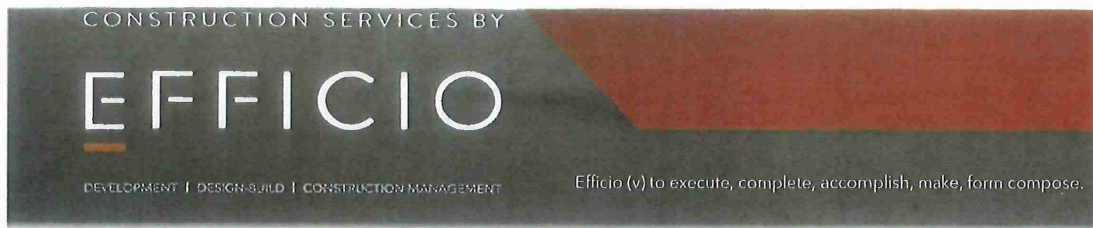
I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,



Travis Jolliff



January 10, 2025

To: John Holland, CEO
Control & Equipment Company
2001 E. Yandell 79902
El Paso, TX.

RE: Subject: 809 N. Eucalyptus Street construction project special permit application

To Whom It May Concern,

Efficio encourages and supports any businesses willing to invest in the area. The proposed improvements for 809 N. Eucalyptus Street will enhance the area and more importantly bring job opportunities to the area. We understand that the proposed footprint of the building will encroach 38" into the rear yard setback, and a special permit will be required. We understand the challenges of building in the inner city and that it is reasonable that some variations will be necessary to make the design and intended use of the building work. We have no objections to such modifications.

The owner has proposed diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking space and it is necessary to accommodate parking spaces for occupants. The streets are wide and can accommodate the public parking spaces.

We hope that the city will work with Mr. Holland to revitalize his property and bring much needed Economic Development to the area. If you have any questions, please do not hesitate to contact me.

Sincerely,
Efficio Construction Services, LLC

Juan M. Villalobos Jr.
Sole Member
juanv@efficiollc.com
T. (915) 219-4347 ext. 4
M. (915) 373-0867

1600 E. Yandell Dr. | El Paso, Texas 79902 | O. 915.219.4347 | www.efficiollc.com

Carlos Aguirre
AyCaramba Restaurant!
1926 Montana
El Paso, Tx. 79903
1/6/2025

Subject: 809 Eucalyptus Street, Construction Project
Special Permit

To whom it may concern:

I am in favor of the improvement/construction project al
809

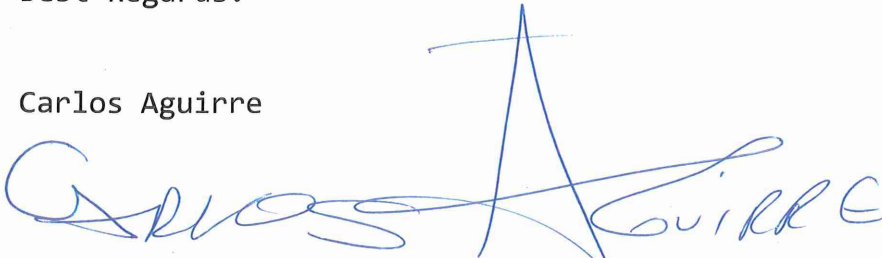
N. Eucalyptus Street, becuase, it will look much better
and will make a positive impact in our area.

I'm aware the new owner of the building is applying for a
special permit because of the back wall will be 38 inches
into the rear setback, even though, the rear wall will be
rebuilt in the same footprint as the original old
buiding. The new setback rules have changed fron 70 years
ago.

I'm also aware that the new owner is proposing diagonal
parking in front of 809 N. Eucalypus Street, instead of
the current parallel parking.

Best Regards.

Carlos Aguirre

A handwritten signature in blue ink, appearing to read 'Carlos Aguirre', with a large, stylized 'A' that loops around the name.