

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

**AGENDA DATE:** November 12, 2024  
**PUBLIC HEARING DATE:** December 3, 2024

**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 changing the zoning of a parcel of land being the East 60 feet of Lots 13 through 17, Block 21, Second Revised Map of Sunset Heights, 914 W. Yandell Drive, City of El Paso, El Paso County, Texas from R-4/H (Residential/Historic) to R-MU/H (Residential Mixed Use/Historic) and approving a Master Zoning Plan with reduction to minimum district area required and 100% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning 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: 914 W. Yandell  
Applicant: Robert Palacios, PZRZ24-00010

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-4/H (Residential/Historic) to R-MU/H (Residential Mixed Use/Historic) and approval of a Master Zoning Plan (MZIP) with reduction to the minimum district area required and 100% parking reduction to allow for apartment development. City Plan Commission recommended 7-1 to approve of the proposed rezoning on September 5, 2024. As of October 21, 2024, the Planning Division has not received any communication in support or opposition to 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:**

*Philip Etiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF A PARCEL OF LAND BEING THE EAST 60 FEET OF LOTS 13 THROUGH 17, BLOCK 21, SECOND REVISED MAP OF SUNSET HEIGHTS, 914 W. YANDELL DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/H (RESIDENTIAL/HISTORIC) TO R-MU/H (RESIDENTIAL MIXED USE/HISTORIC) AND APPROVING A MASTER ZONING PLAN WITH REDUCTION TO MINIMUM DISTRICT AREA REQUIRED AND 100% PARKING REDUCTION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a parcel of land being the east 60 of Lots 13 through 17, Block 21, Second Revised Map of Sunset Heights, 914 W. Yandell Drive, , *City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A” be changed from **R-4/H (Residential/Historic)** to **RMU/H (Residential Mixed Use/Historic)** and approving a Master Zoning Plan with reduction to minimum district area required and 100% parking reduction, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit “B” and the Master Zoning Report attached as Exhibit “C” incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leaser  
Mayor

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

*(Additional signatures following page)*

**APPROVED AS TO FORM:**

*Russel T. Abeln*

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Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

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Philip F. Etiwe, Director  
Planning & Inspections Department

# EXHIBIT A

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

## **METES AND BOUNDS DESCRIPTION (914 W Yandell Drive)**

**Description** of a parcel of land being the East 60 feet of lots 13 through 17, Block 21, Second Revised Map of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas, according to the Plat or Map thereof recorded in Volume 10, Page 47, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING**, at a Found City Monument at the centerline intersection of Fewel Street and West Yandell Drive;  
**THENCE**, S 60° 16' 09" E, grid bearing along the centerline of Yandell Drive, a distance of 39.89 feet to a point; **THENCE**, leaving said centerline line, S 29° 43' 51" W, a distance of 35.00 feet to a found 5/8" rebar marking the northeasterly corner of Lot 13, said Block 21, and said point also being the **POINT OF BEGINNING** of this description;

**THENCE**, S 29° 43' 51" W, along the westerly R.O.W. line of a 15 feet Alley, a distance of 125.00 feet to a point; from whence a found nail bears S 48° 38' 24" E 0.46 feet;

**THENCE**, N 60° 16' 09" W, a distance of 60.00 feet to a set nail for corner;

**THENCE**, N 29° 43' 51" E, a distance of 125.00 feet to a set nail for corner;

**THENCE**, S 60° 16' 09" E, a distance of 60.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.17 acres more or less.

### **NOTES:**

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and may be converted to grid dividing by 1.000231.
3. This description is not intended to be a subdivision process which may be required by local or state code, and it is the client/owner responsibility to comply with this code if required.
4. A Plat of Survey dated 07/03/2024 accompanies this description.

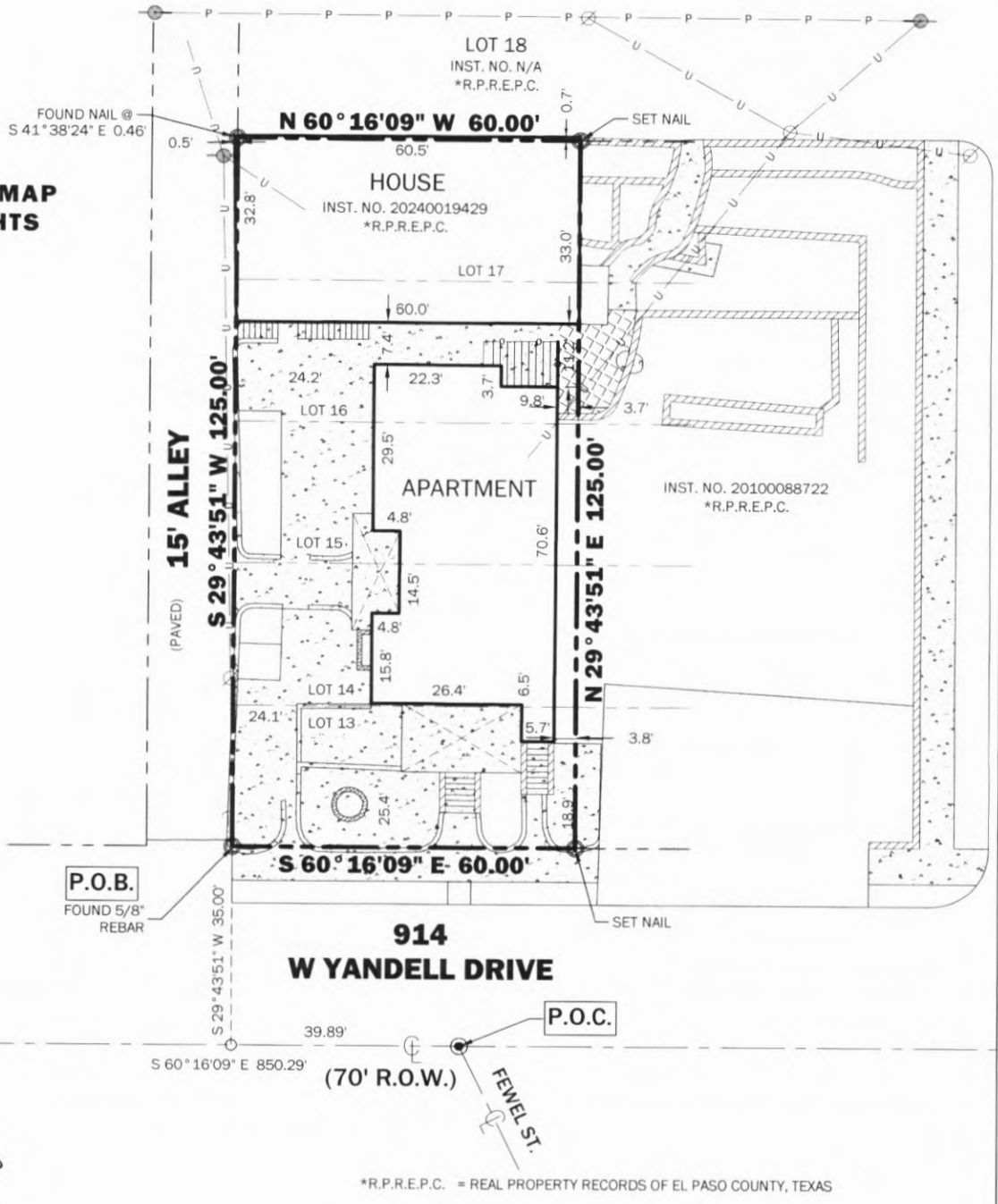


Benito Barragan TX R.P.S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
July 03, 2024  
914 W Yandell Drive  
Job No. 240701-07



SECOND REVISED MAP  
OF SUNSET HEIGHTS

21



\*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "C", AS SHOWN ON MAP NO. 480214 0039 B; MAP REVISED 10/15/1982, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE 4203, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS.
3. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
7. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
8. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LEGEND

- |  |                                    |
|--|------------------------------------|
| ○ — SET NAIL<br>(UNLESS NOTED OTHERWISE) | — POWER POLE                       |
| ● — FOUND ORIGINAL<br>CITY MONUMENT      | — ANCHOR                           |
| ○ — CALCULATED POINT<br>(NOT SET)        | — POWER LINE                       |
| — ROCK WALL                              | — OVERHEAD UTILITY<br>SERVICE LINE |
| — COVERED AREA                           | — IRON FENCE                       |
| — CONCRETE                               |                                    |
| — TILE                                   |                                    |

**B<sup>1</sup>** Barragan  
&  
Associates  
Inc.

LAND PLANNING & SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Building F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

THE EAST 60 OF LOTS 13 THROUGH 17,  
BLOCK 21,  
SECOND REVISED MAP OF SUNSET HEIGHTS  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.17 ACRES ±

Plat Reference Vol. 10 Pg. 47

Scale: 1"=20'

Date: 07/03/2024

Drawn By: PR

Prepared by and under my supervision.



Benito Barragan, TX, R.P.S. No. 5615

Job No. 240701-07

Copy Rights ©

Field: GP

Book: N/A

Page: N/A









10/09/24

DATE

APPLICANT

*Kevin Smith*

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

Master Zoning Plan for Apartments Building  
914 W. Yandell, El Paso, TX. 79902

CITY MANAGER

## I. Purpose and Intent:

The project comprises two buildings: Building A, which will undergo restoration and renovation, and Building B, which will be completely reconstructed as a new building by re-using the existing structure.

**Building “A”:** This is an existing 5,879 S.F. two stories Building located at 914 W Yandell Drive in the Historic district of Sunset Heights, will receive Restoration and improvements work. The goal of this project is to restore and renovate the existing apartment building to provide a safe, modern, and comfortable living environment for the residents while also enhancing the exterior appearance and amenities of the complex as follows:

Ground floor: Current floor plan has two apartment units; and scope of work will consist in demolition of some existing interior partitions to re-arrange the floor plan layout for each of the units that will give the opportunity to have more organized floor plans and better circulation and re-use of the spaces.

1st. floor: Current floor plan has one apartment unit; and scope of work will consist in demolition of some existing interior partitions to re-arrange the floor plan layout and accommodate 2 new apartment units.

2nd. floor: Current floor plan has one apartment unit and scope of work will consist in demolition of some existing interior partitions to re-arrange the floor plan layout and accommodate 2-new apartment units.

**Building “B”:** A new, 1,935 square-foot, two-story building will be constructed at the rear of the property, facing the south alley. This building will feature three apartment units and replace an existing structure in poor condition. The plan is to reuse the existing building footprint and incorporate the original structure wherever possible.

## II. Objective:

The 914 W. Yandell project comprises two buildings: Building A, undergoing thoughtful restoration and renovation, and Building B, being completely reconstructed as a new building by reusing the existing structure. This transformation will yield 9 beautifully revamped multi-family units: 6 in Building A and 3 in Building B. We're proud to contribute to the revitalization of the historic Sunset Heights District, joining the ranks of meticulously restored and renovated buildings that breathe new life into the community, enhancing its unique charm and character.

Characteristics – Building “A”:

- The front façade, characteristic of the American Foursquare style, features a brick exterior with rock walls at the base and a hip wood roof. The main entrance, marked by a metal door, leads to a first-floor porch flanked by two wood windows and concrete stairs, providing access to the main floor apartment. Adjacent to the porch, a second set of concrete stairs and a metal door grant access to the second level, which boasts a terrace with a metal door and two wood windows, creating a cohesive and charming exterior space.
- Back Façade: This elevation side has a portion area made of stucco, which includes a wood window with metal gates and a set of metal stairs for building access.

- East Façade: This side showcases two chimneys at the roof, multiple wood windows (some with metal gates), and mainly brick walls with rock walls at the bottom. Electrical meters are visible, and the building addition and metal stairs are also unit.
- West Façade: This elevation features a porch with a wood roof and lattice detail, providing access to one of the basement apartments through a set of wood doors and a metal gate. All wood windows are present on all levels. The stucco addition is more prominent in this view, locating a wood window next to the entry door and a metal gate leading to the second basement unit.

#### Characteristics – Building “B”:

- Building B, situated at the rear of the property adjacent to the side and rear alleys, will feature a wood-framed structure with stucco facades on all sides. The building will comprise two levels: a single-story section with a flat roof, where mechanical equipment will be concealed by parapets, and a two-story section with a pitched roof. The design incorporates the reuse of existing structural elements, including retaining walls and select beams from the previous two-car garage, to maintain a connection to the site's history.



### III. Access:

The apartment complex, located within the historic Sunset Heights residential community, will feature pedestrian access along Yandell Drive, leading to both the outdoor common area and the smaller building situated behind the alley. The complex, situated at 914 W Yandell, will also offer convenient on-street parking options along Yandell Drive to the north and Miramond Avenue to the west.

Setbacks:

CURRENT SETBACKS TABLE:R-4H	PROPOSED SETBACKS TABLE:R-MU
FRONT YARD: CURRENT 10' - 0" REAR YARD: CURRENT 10' - 0" SIDE YARD (EAST): CURRENT 5' - 0" SIDE YARD (WEST): CURRENT 10' - 0"	FRONT YARD: PROPOSED 13' - 4" REAR YARD: PROPOSED 0' - 0" SIDE YARD (EAST): PROPOSED 0' - 0" SIDE YARD (WEST):PROPOSED 0' - 0"

Landscaping:

LOT AREA = 7,502 SF  
BUILDING AREA: 4,188 SF  
PLANT AREA COVERGE REQUIRED = 50% OF ( 7,502 SF - 4,188 SF ) = 1,657 SF  
PLANT AREA COVERGE PROVIRED = 1,664 SF  
NOTE: CALCULATION DO NOT INCLUDE PARKWAY

Parking:

- 15 Parking Spaces Total Required.

PARKING REQUIRED:	
<b>BUILDING "A"</b> REQUIRED: 1 BED APT.: MIN. .7 - MAX. 1 REQUIRED: 2 BED APT.: MIN. .1.5 - MAX. 2 (3) 2 BED APT: 6 (3) 1 BED APT: 3 REQUIRED: 9 PARKING SPACES <b>TOTAL REQUIRED: 15 PARKING SPACES</b> <b>TOTAL PROVIDED: 0 PARKING SPACES</b> <b>**100% PARKING REDUCTION</b>	<b>BUILDING "B"</b> REQUIRED: 1 BED APT.: MIN. .7 - MAX. 1 REQUIRED: 2 BED APT.: MIN. .1.5 - MAX. 2 (2) 1 BED APT: 2 (2) 2 BED APT: 4 REQUIRED: 6 PARKING SPACES

#### MINIMUM DISTRICT AREA:

1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.

#### PERMITTED USE (AS ESTABLISHED IN CHAPTER 20.08)

Determined by master zoning plan

#### MINIMUM LOT AREA (SQUARE FEET)

N/A

#### MINIMUM AVERAGE LOT WIDTH (IN FEET)

N/A

#### MINIMUM LOT DEPTH (IN FEET)

N/A

- **31 Parking Spaces Total Available.** Available spaces are off-street parking within a 300' radius of the venue. 31 of the parking spaces are available within the first two hours of operation, thereafter all 31 spaces are available, with an average of 27 spaces available.

PARKING SURVEY JUNE-20-2024				
TIME	YANDELL 25 AVAILABLE	MIRAMOND 11 AVAILABLE	FEWEL 10 AVAILABLE	TOTAL 31 AVAILABLE
	OCCUPIED	OCCUPIED	OCCUPIED	AVAILABLE
7 AM	3	6	0	22
8 AM	2	4	1	24
9 AM	3	4	0	24
10 AM	2	4	0	25
11 PM	2	6	0	23
12 PM	1	5	0	25
1 PM	1	5	1	24
2 PM	2	4	0	25
3 PM	2	3	1	25
4 PM	1	2	0	28
5 PM	2	2	0	27
6 PM	2	1	1	27
7 PM	1	1	0	29
			AVERAGE AVAILABLE	27



## LEGEND

-  BUILDINGS
  18'X8' PARKING SPACE
-  300' RADIUS
  FH - FIRE HYDRANT

# 914 W. Yandell

City Plan Commission — September 5, 2024

REZONING



<b>CASE NUMBER:</b>	<b>PZRZ24-00010</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Robert Palacios
<b>REPRESENTATIVE:</b>	Carlos Lievanos
<b>LOCATION:</b>	914 W. Yandell Dr. (District 8)
<b>PROPERTY AREA:</b>	0.17 acres
<b>REQUEST:</b>	Rezone from R-4/H (Residential/Historic) to R-MU/H (Residential Mixed Use/Historic) and approval of a Master Zoning Plan (MZP) with reduction to minimum district area required and 100% parking reduction
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None received as of August 29, 2024

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the property from R-4/H (Residential/Historic) to R-MU/H (Residential Mixed Use/Historic) and approval of a Master Zoning Plan (MZP) with reduction to the minimum district area required and 100% parking reduction to allow for apartment development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed development complies with El Paso City Code Section 20.04.200 – Master Zoning Plan and is in keeping with the policies of the G-2, Traditional Neighborhood, Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZRZ24-00010

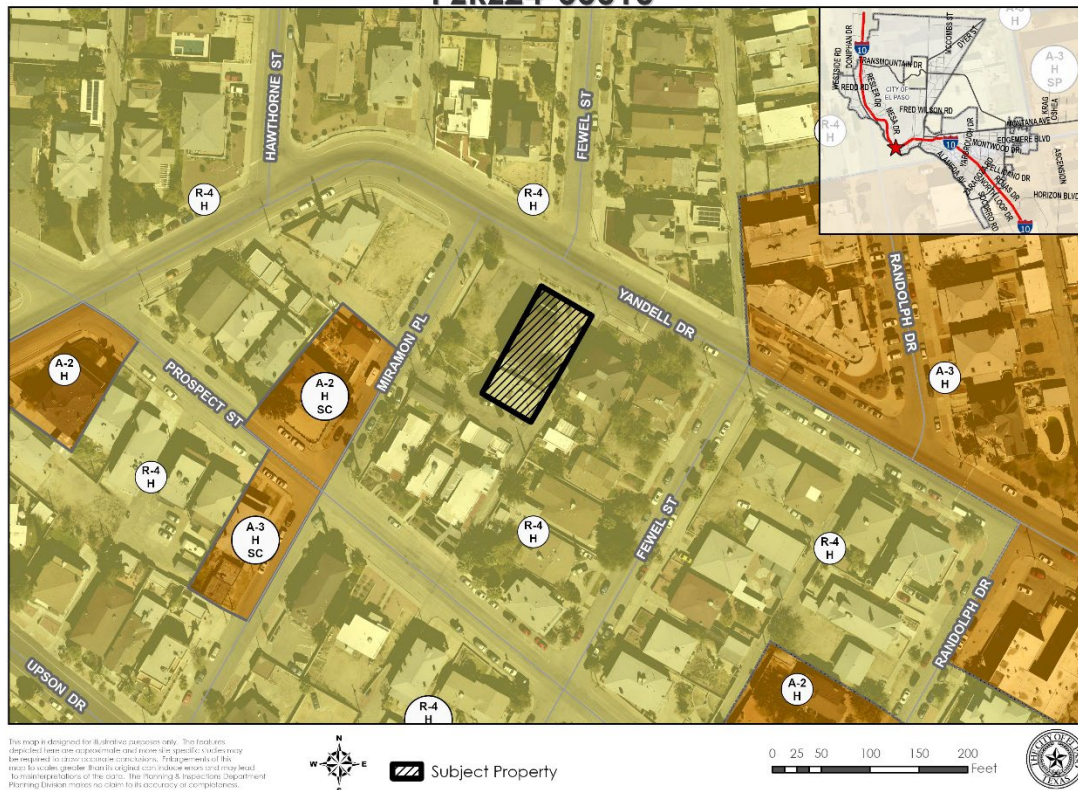


Figure A. Subject Property & Immediate Surroundings



**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the property from R-4/H (Residential/Historic) to R-MU/H (Residential Mixed Use/Historic) and approval of a Master Zoning Plan (MZP) with reduction to the minimum district area required and 100% parking reduction to allow for apartment use. The master zoning plan is proposed to renovate a 6,554 square-foot, two-story, building with six-units, maximum height of building 39 feet 6 inches and a 1,935 square-foot, single-story, building consisting of three-unit apartment, maximum height of building twenty feet six inches (20'-6"). The applicant is requesting the following reductions: from the required minimum district area of 3 acres to 0.17 acres in size. The applicant is also requesting a 100% parking reduction. The development requires a minimum of 16 parking spaces and 3 bicycle spaces. The applicant is providing three (3) bicycle spaces. A parking study was submitted as required (see Attachment 3), which shows 31 on-street parking spaces within 300 feet of the subject property. Main access to the subject property is proposed from W. Yandell Drive.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed mixed-use development is compatible with the surrounding neighborhood and is in character with adjacent residential and apartment uses. Properties to the north, south, east, and west are zoned R-4/H (Residential/Historic) consisting of a single-family and multi-family dwellings. The closest school is Mesita ECDC at Vilas Elementary School located 0.25 miles and the closest park is Mundy Park located 0.14 miles away. The closest bus stop is at Los Angeles Drive located 0.16 miles to the southeast.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning 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><u>G-2, Traditional Neighborhood (Walkable):</u></b> 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>	<p>Yes. The proposed apartment development will integrate single-family dwelling and multi-family dwelling uses in an area mostly comprised of mixed residential uses.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b><u>R-MU (General Mixed Use):</u></b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more</p>	<p>Yes. The proposed zoning district is compatible with the adjacent R-4 (Residential), A-2 and A-3 (Apartment) zone districts surrounding the property, which consist of single-family dwelling and multi-family dwellings.</p>

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
creative, efficient and aesthetically desirable design and placement of land uses.	
<b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to W. Yandell Drive, which is designated as a collector per the El Paso Major Thoroughfare Plan (MTP). In addition, it is close to Rio Grande Avenue and Porfirio Diaz Street to the southeast and southwest, which are designated as Minor Arterials.
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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.	The subject property is located within Sunset Heights historic district. The exterior structure designs, if any changes, shall be reviewed and approval by Historic Landmark Commission (HLC). HLC hearing is scheduled for September 16, 2024.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with R-4 (Residential) and A-2 and A-3 (Apartment) zone districts and uses of the surrounding properties. The property located at 519 Los Angeles Drive to the southeast was rezoned from A-2/H (Apartment/Historic) to S-D/H (Special Development/Historic) to allow for apartment use with setback reductions in 2016.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is consisting of single-family dwelling and multi-family dwellings. The property located at 519 Los Angeles Drive to the southeast was rezoned from A-2/H (Apartment/Historic) to S-D/H (Special Development/Historic) to allow for apartment use with setback reductions in 2016.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to W. Yandell Drive which is designated as collector in the City's Major Thoroughfare Plan. W. Yandell Drive connects to Rio Grande Avenue to the southeast designated as a minor arterial located 0.15 miles. Additionally, Porfirio Diaz to the southwest is also designated as a minor arterial located 0.20 miles. The classification of these roads is appropriate for the proposed development. There are at least twelve (12) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.16 miles away along Los Angeles Drive.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments from reviewing departments. The request complies with El Paso City Code Section 20.04.200, Master Zoning Plan.

**PUBLIC COMMENT:** The subject property lies within the boundaries of Sunset Heights Neighborhood Improvement Association, El Paso Central Business Association, and Sunrise Civic Group which were notified of the rezoning application on June 19, 2024. Public notices were mailed to property owners within 300 feet of the subject property on August 22, 2024. As of August 29, 2024, the Planning Division has not received any communication in support or opposition to 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 rezoning 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 rezoning 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 rezoning 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. Future Land Use Map
2. Master Zoning Plan
3. Master Zoning Plan Report
4. Department Comments
5. Neighborhood Notification Boundary Map



# ATTACHMENT 1

PZRZ24-00010

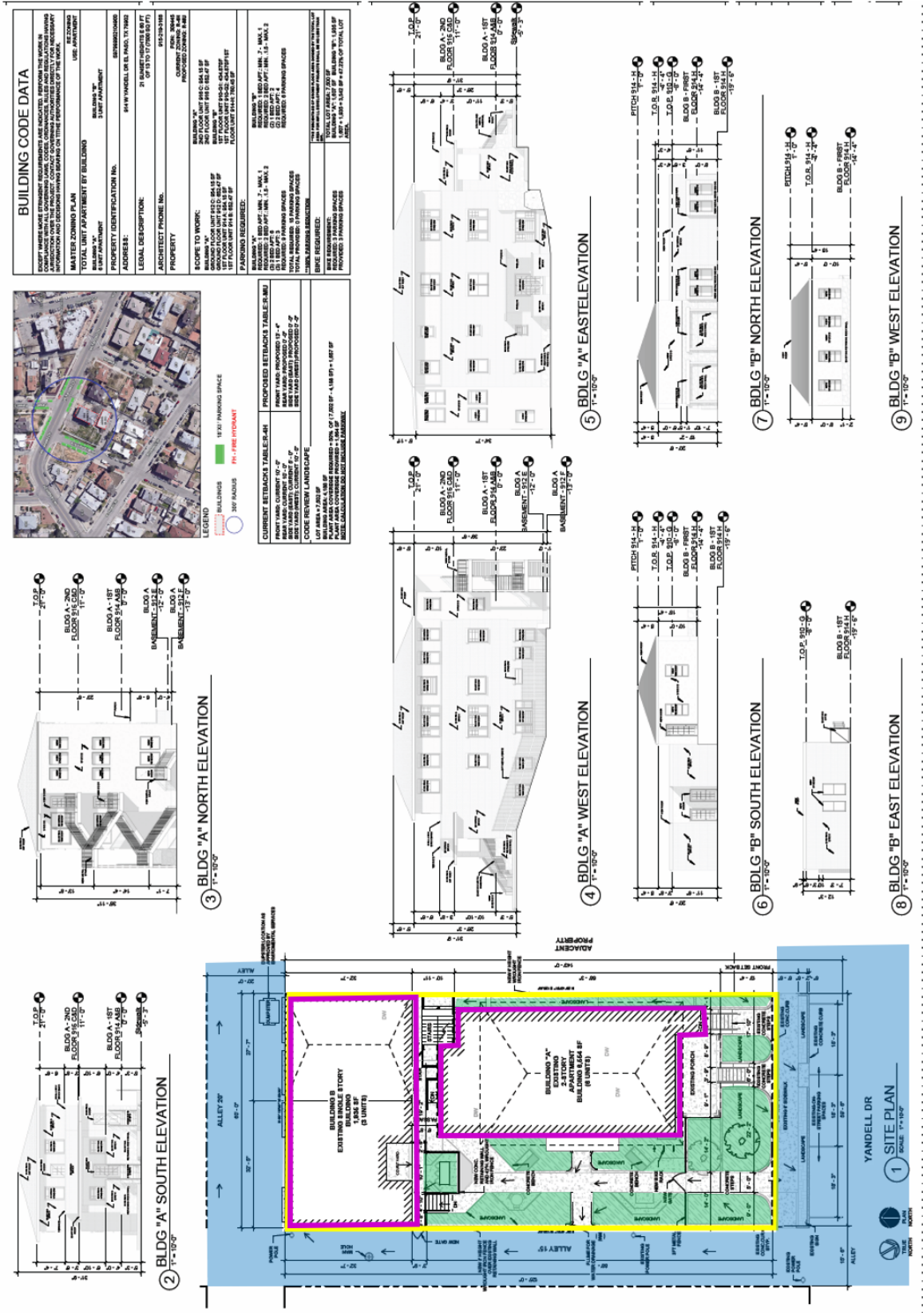


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map may be used for planning purposes, but they should not be used to misrepresentations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

September 5, 2024





# **ATTACHMENT 3**

Master Zoning Plan for Apartments Building  
914 W. Yandell, El Paso, TX. 79902

## **I. Purpose and Intent:**

The property owner of 914 W. Yandell, El Paso, TX 79902, is thrilled to submit an application for the Infill Development program, supporting the revitalization initiatives in the Sunset Heights Neighborhood District. The objective is to thoughtfully restore and renovate the existing buildings, capitalizing on the program's incentives and parking reduction opportunities as outlined in the Infill Development Review Criteria Checklist. Through this program, the owner seeks to not only enhance the property's value and functionality but also contribute meaningfully to the neighborhood's renewal, aligning with the community's vision for a vibrant and thriving Sunset Heights.

## **II. Building Description and Characteristics:**

We are restoring and renovating two buildings in the historic Sunset Heights District: Building A, a 5,879 SF two-story apartment building with a basement, prominently located towards the front of the property, and Building B, a 1,935 SF one-story by level building situated at the rear of the property.

**Building A:** Will undergo thoughtful restoration and renovation, providing a safe, modern, and comfortable living environment for residents while enhancing its exterior appearance and amenities.

**Building B:** Will be remodeled on the interior, featuring three apartment units, while preserving its existing structure and incorporating new attractive features.

## **III. Objective:**

The 914 W. Yandell project aims to transform these two buildings into 9 beautifully revamped multi-family units, comprising 6 units in Building A and 3 units in Building B. Our goal is to contribute to the revitalization of the historic Sunset Heights District, aligning with the neighborhood's unique charm and character.

By restoring and renovating these buildings, we will breathe new life into the community, enhancing its appeal and preserving its historic integrity.

Characteristics – Building "A":

- The front façade, characteristic of the American Foursquare style, features a brick exterior with rock walls at the base and a hip wood roof. The main entrance, marked by a metal door, leads to a first-floor porch flanked by two wood windows and concrete stairs, providing access to the main floor apartment. Adjacent to the porch, a second set of concrete stairs and a metal door grant access to the second level, which boasts a terrace with a metal door and two wood windows, creating a cohesive and charming exterior space.
- Back Façade: This elevation side has a portion area made of stucco, which includes a wood window with metal gates and a set of metal stairs for building access.



- East Façade: This side showcases two chimneys at the roof, multiple wood windows (some with metal gates), and mainly brick walls with rock walls at the bottom. Electrical meters are visible, and the building addition and metal stairs are also unit.
- West Façade: This elevation features a porch with a wood roof and lattice detail, providing access to one of the basement apartments through a set of wood doors and a metal gate. All wood windows are present on all levels. The stucco addition is more prominent in this view, locating a wood window next to the entry door and a metal gate leading to the second basement unit.

Characteristics – Building “B”:

- Building B, situated at the rear of the property adjacent to the side and rear alleys, will feature a wood-framed structure with stucco facades on all sides. The building will comprise two levels: a single-story section with a flat roof, where mechanical equipment will be concealed by parapets, and a two-story section with a pitched roof. The design incorporates the reuse of existing structural elements, including retaining walls and select beams from the previous two-car garage, to maintain a connection to the site's history.

### III. Access:

The apartment complex, located within the historic Sunset Heights residential community, will feature pedestrian access along Yandell Drive, leading to both the outdoor common area and the smaller building situated behind the alley. The complex, situated at 914 W Yandell, will also offer convenient on-street parking options along Yandell Drive to the north and Miramond Avenue to the west.

CURRENT SETBACKS TABLE:R-4H	PROPOSED SETBACKS TABLE:R-MU
FRONT YARD: CURRENT 10' - 0"	FRONT YARD: PROPOSED 13' - 4"
REAR YARD: CURRENT 10' - 0"	REAR YARD: PROPOSED 0' - 0"
SIDE YARD (EAST): CURRENT 5' - 0"	SIDE YARD (EAST): PROPOSED 0' - 0"
SIDE YARD (WEST): CURRENT 10' - 0"	SIDE YARD (WEST): PROPOSED 0' - 0"

### Landscaping:

LOT AREA = 7,502 SF  
BUILDING AREA: 4,188 SF  
PLANT AREA COVERGE REQUIRED = 50% OF ( 7,502 SF - 4,188 SF ) = 1,657 SF  
PLANT AREA COVERGE PROVIDED = 1,664 SF  
NOTE: CALCULATION DO NOT INCLUDE PARKWAY

### Parking:

- 16 Parking Spaces Total Required.

PARKING REQUIRED:	
<b>BUILDING "A"</b> REQUIRED: 1 BED APT.: (3 UNITS X 1.5) = 4.5 REQUIRED: 2 BED APT.: (3 UNITS X 2) = 6 (3) 1 BED APT: 4.5 PARKING SPACES (3) 2 BED APT: 6 PARKING SPACES REQUIRED: 11 PARKING SPACES TOTAL REQUIRED: 16 PARKING SPACES TOTAL PROVIDED: 0 PARKING SPACES ***100% PARKING REDUCTION	<b>BUILDING "B"</b> REQUIRED: 1 BED APT.: (2 UNITS X 1.5) = 3 REQUIRED: 2 BED APT.: (1 UNITS X 2) = 2 (2) 1 BED APT: 3 PARKING SPACES (1) 2 BED APT: 2 PARKING SPACES REQUIRED: 5 PARKING SPACES

### MINIMUM DISTRICT AREA:

1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.

### PERMITTED USE (AS ESTABLISHED IN CHAPTER 20.08)

Add the following permitted uses:

Single-family dwelling

Duplex

Triplex

Quadruplex

Apartment (5 or more units) – USED

- 31 Parking Spaces Total Available. Available spaces are off-street parking within a 300' radius of the venue. 31 of the parking spaces are available within the first two hours of operation, thereafter all 31 spaces are available, with an average of 27 spaces available.

PARKING SURVEY JUNE-20-2024				
TIME	YANDELL 15 AVAILABLE	MIRAMOND 11 AVAILABLE	FEWEL 5 AVAILABLE	TOTAL 31 AVAILABLE
	OCCUPIED	OCCUPIED	OCCUPIED	AVAILABLE
7 AM	3	6	0	22
8 AM	2	4	1	24
9 AM	3	4	0	24
10 AM	2	4	0	25
11 PM	2	6	0	23
12 PM	1	5	0	25
1 PM	1	5	1	24
2 PM	2	4	0	25
3 PM	2	3	1	25
4 PM	1	2	0	28
5 PM	2	2	0	27
6 PM	2	1	1	27
7 PM	1	1	0	29
			AVERAGE AVAILABLE	27



#### LEGEND

- BUILDINGS
- 18'X8' PARKING SPACE
- 300' RADIUS
- FH - FIRE HYDRANT



# **ATTACHMENT 4**

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

Staff recommends **APPROVAL** of the request. The proposed development complies with El Paso City Code Section 20.04.200 – Master Zoning Plan and is in keeping with the policies of the G-2, Traditional Neighborhood, Land Use Designation of *Plan El Paso*, the City’s adopted Comprehensive Plan.

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

Recommend approval.

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

1. No objections to proposed rezoning. The property is located in the (R-4H) Residential-Historic, coordinate and obtain approval from Historic Preservation Officer.

## **Planning and Inspections Department – Historic Preservation**

The property located at 914 W. Yandell is part of the Sunset Heights historic district. The proposed zoning is not an issue but the changes shown on the drawings (including window, door, and roof replacement) have not been submitted or approved. It’s recommended that the property owner get the changes to the structure approved sooner rather than later.

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

ESD does not have any comments for this application.

## **Streets and Maintenance Department**

No objections to parking reduction.

## **Sun Metro**

No comments received.

## **El Paso Water**

EPWater-PSB does not object to this request.

The subject subdivision will be located within an Intermediate Pressure Zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

### **Water:**

There is an existing 8-inch diameter water main that extends along Yandell Dr. This main is available for service. There is an existing 4-inch diameter water main that extends along the alley east of the subject property. This main is available for service.

Previous water pressure reading from fire hydrant #2613, located at the intersection of Fewel St. and W. Yandell Dr., has yielded a static pressure of 55 (psi), a residual pressure of 48 (psi), and a discharge of 1,074 (gpm). EPWater records indicate an existing 1-inch serving the subject property with service address of 914 W. Yandell Dr.

### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Yandell Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the alley south of the subject property. This main is available for service.

**General:**

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:**

EP Water-SW reviewed the property described above and provide the following comments:

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 comments received.

**El Paso County 911 District**

The District has no comments or concerns regarding this development.

**Texas Gas Service**

Texas Gas Service has no comments.

**El Paso Electric Company**

Please note the existing lines along the parcel, attached is a copy of our ROW Guidelines for review. The owner can reach out to our engineering department for any questions for the upgrades at (915) 351-4224.



# ATTACHMENT 5

