



ITEM 31

# 914 W. Yandell Drive Rezoning

PZRZ24-00010



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



Aerial

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 to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





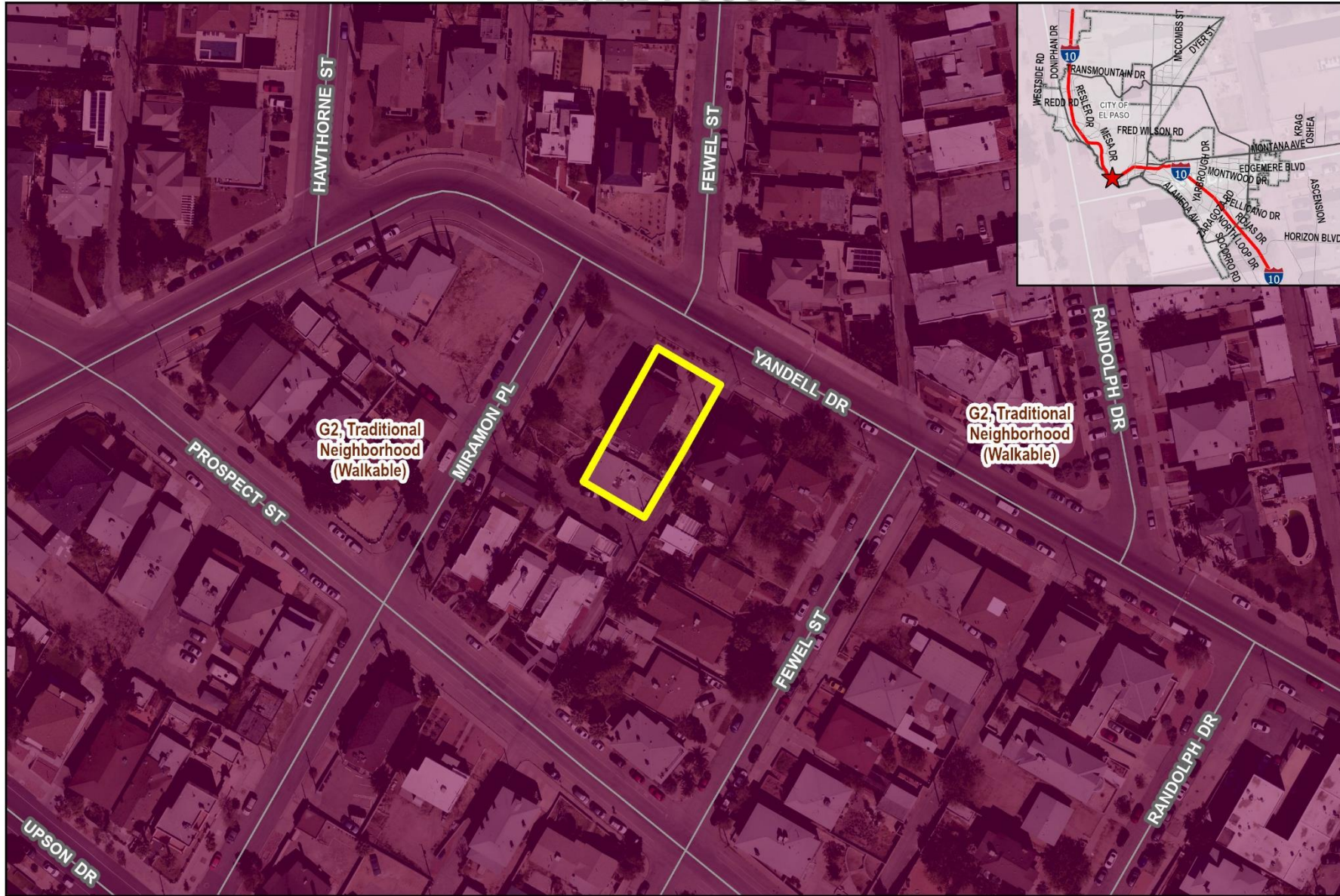
# Existing Zoning

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Subject Property





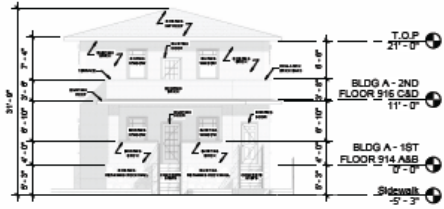
# Future Land Use Map

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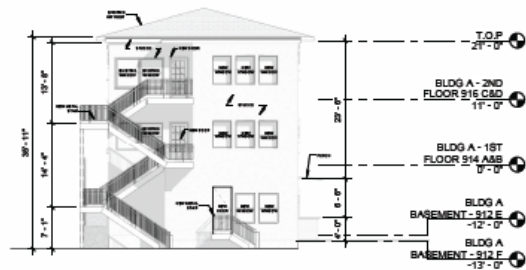


Subject Property





2 BLDG "A" SOUTH ELEVATION  
1" = 10'-0"



3 BLDG "A" NORTH ELEVATION  
1" = 10'-0"

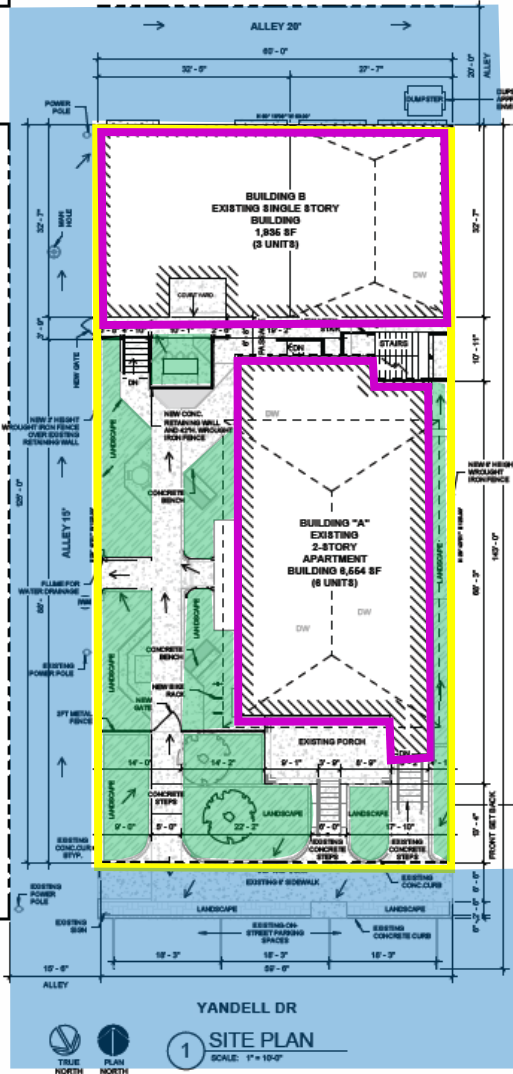


LEGEND  
 ■ BUILDINGS ■ 18'x30' PARKING SPACE  
 ○ 300' RADIUS FH - FIRE HYDRANT

BUILDING CODE DATA	
EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED, PERFORM THE WORK IN COMPLIANCE WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT. CONTACT GOVERNMENTS AUTHORIZED DIRECTLY FOR NECESSARY INFORMATION AND DECISIONS HAVING BEARING ON THE PERFORMANCE OF THE WORK.	
MASTER ZONING PLAN	RE ZONING USE: APARTMENT
TOTAL UNIT APARTMENT BY BUILDING	
BUILDING "A" 6 UNIT APARTMENT	BUILDING "B" 3 UNIT APARTMENT
PROPERTY IDENTIFICATION No. 887988210406	
ADDRESS: 814 W YANDELL DR EL PASO, TX 79902	
LEGAL DESCRIPTION: 21 SUNSET HEIGHTS E 80 FT OF 19 TO 17 (7500 90 FT)	
ARCHITECT PHONE No. 915-219-3188	
PROPERTY PID#: 30845 CURRENT ZONING: R-48 PROPOSED ZONING: R-8U	
SCOPE TO WORK:	
BUILDING "A" GROUND FLOOR UNIT 912 C: 854.15 SF GROUND FLOOR UNIT 912 D: 852.47 SF 1ST FLOOR UNIT 914 A: 854.15 SF 1ST FLOOR UNIT 914 B: 852.47 SF	BUILDING "B" 2ND FLOOR UNIT 916 C: 854.15 SF 2ND FLOOR UNIT 916 D: 852.47 SF BUILDING "B" 1ST FLOOR UNIT 915-01: 434.87 SF 1ST FLOOR UNIT 915-02: 434.87 SF 1ST FLOOR UNIT 914-01: 760.45 SF
PARKING REQUIRED:	
BUILDING "A" 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 TOTAL PROVIDED: 0 PARKING SPACES	BUILDING "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: 8 PARKING SPACES
100% PARKING REDUCTION	
BIKE REQUIRED: REQUIRED: 3 PARKING SPACES PROVIDED: 3 PARKING SPACES	
*THE PERCENTAGE OF GREEN SPACE AREA SHOWN BY THE TOTAL LOT AREA FOR ALL DEVELOPMENT PROJECTS SHALL BE NO LESS THAN 2% TOTAL LOT AREA: 7,200 SF BUILDING "A": 1,867 SF BUILDING "B": 1,835 SF 1,867 + 1,835 = 3,702 SF = 47.22% OF TOTAL LOT AREA.	

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

CODE REVIEW LANDSCAPE  
 LOT AREA = 7,200 SF  
 BUILDING AREA = 4,188 SF  
 PLANT AREA COVERAGE REQUIRED = 50% OF (7,200 SF - 4,188 SF) = 1,967 SF  
 PLANT AREA COVERAGE PROVIDED = 1,284 SF  
 NOTE: CALCULATION DOES NOT INCLUDE PARKWAY



1 SITE PLAN  
SCALE: 1" = 10'-0"



4 BLDG "A" WEST ELEVATION  
1" = 10'-0"



5 BLDG "A" EAST ELEVATION  
1" = 10'-0"



6 BLDG "B" SOUTH ELEVATION  
1" = 10'-0"



7 BLDG "B" NORTH ELEVATION  
1" = 10'-0"



8 BLDG "B" EAST ELEVATION  
1" = 10'-0"

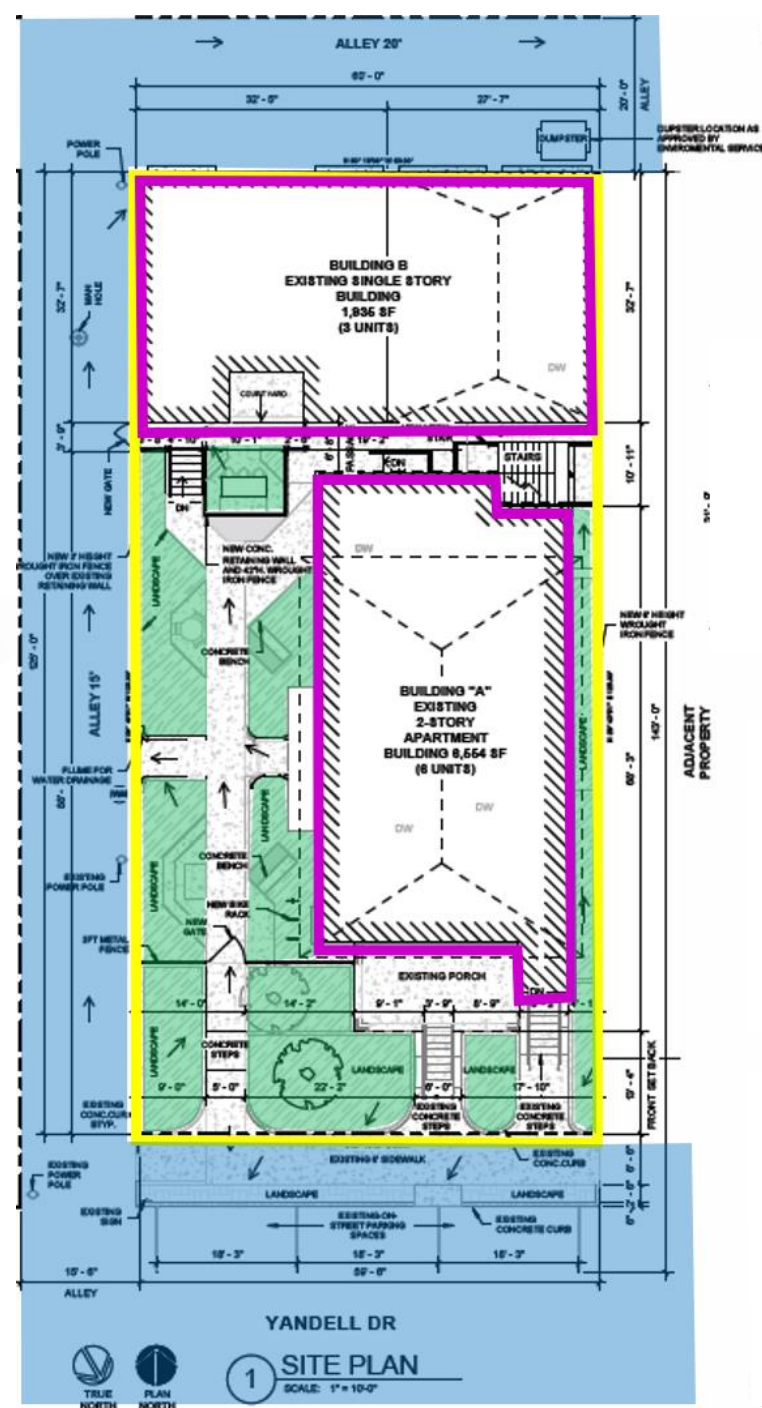


9 BLDG "B" WEST ELEVATION  
1" = 10'-0"

# Master Zoning Plan



# Master Zoning Plan

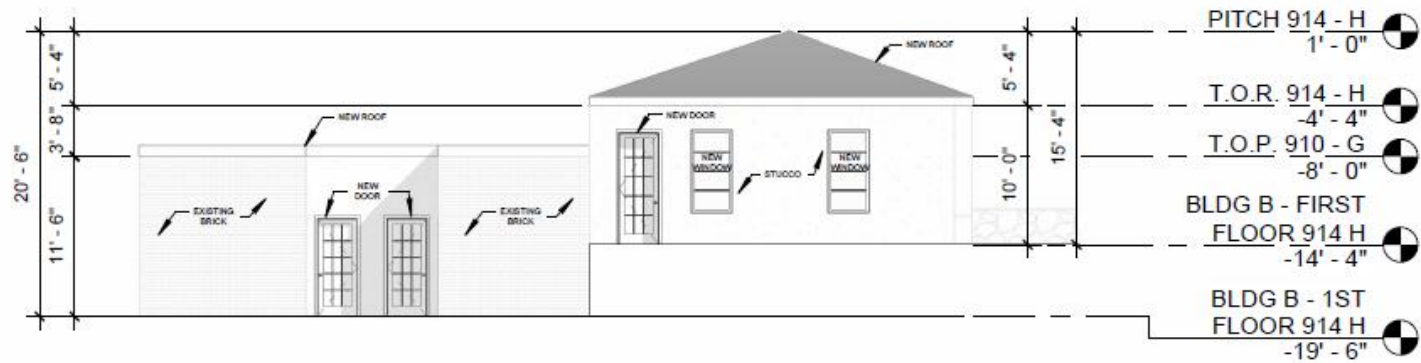




PROPERTY

**4** BDLG "A" WEST ELEVATION  
1" = 10'-0"

# Elevations



**6** BDLG "B" SOUTH ELEVATION  
1" = 10'-0"

# Parking Study



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 AM	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





Subject  
Property

# Surrounding Development



N



W

S

E



# Public Input

- On May 8, 2024, the applicant reached out to the president of Sunset Height Neighborhood Improvement Association to schedule a neighborhood association meeting.
- Notices were mailed to property owners within 300 feet on August 22, 2024.
- The Planning Division has not received any communications in support nor opposition to the request. But staff received a phone call of inquiry.





## Recommendation

- CPC and Staff recommends approval of the rezoning request



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People