

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: Philip Tiive

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00018, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCTION TO REAR AND SIDE STREET SETBACKS ON THE PROPERTY DESCRIBED AS LOTS 28, 29, 30 AND 31, BLOCK 23, SECOND REVISED MAP OF SUNSET HEIGHTS, 506 RANDOLPH DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Highland Development and Construction Group, LLC, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction to rear and side street setbacks; and,

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

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

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

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

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

1. That the property described as follows is in a A-4/sc/h (Apartment/special contract/historic) Zone District:

Lots 28, 29, 30, and 31, Block 23, Second Revised Map of Sunset Heights, 506 Randolph Drive, *City of El Paso, El Paso County, Texas ; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a reduction to rear and side street setbacks; and,
3. That this Special Permit is issued subject to the development standards in the A - 4/sc/h (Apartment/special contract/historic) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this

plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00018 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russel T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning and Inspections Department

AGREEMENT

Highland Development and Construction Group, LLC, referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the A-4/sc/h (Apartment/special contract/historic) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 21st day of July, 2025.

Highland Development and Construction Group, LLC:

By: Hugo Abraham Castillo, Member
(name/title)

[Signature]
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

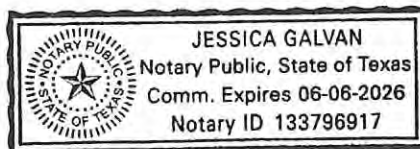
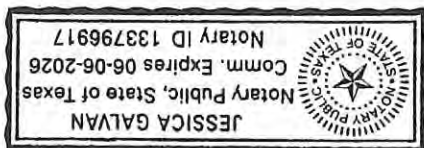
This instrument is acknowledged before me on this 21 day of July, 2025, by Hugo Abraham Castillo, for Highland Development and Construction Group, LLC, as Owner.

My Commission Expires: 06/06/2026

[Signature]
Notary Public, State of Texas

Notary's Printed or Typed Name:

Jessica Galvan



506 Randolph

City Plan Commission — July 3, 2025



CASE NUMBER:	PZST24-00018
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Highland Development and Construction Group, LLC
REPRESENTATIVE:	Enrique Escobedo, AIA
LOCATION:	506 Randolph Drive (District 8)
PROPERTY AREA:	0.30 acres
EXISTING ZONING:	A-4/sc/H (Apartment/special contract/Historic)
REQUEST:	Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with reductions to rear and side street setbacks.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025.

SUMMARY OF REQUEST: The applicant is requesting a Special Permit and Detailed Site Development Plan approval for an Infill Development with reductions to rear and side street setbacks for a proposed use of apartment (five or more units) in an A-4/sc/H (Apartment/special contract/Historic) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the Special Permit for Infill Development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.

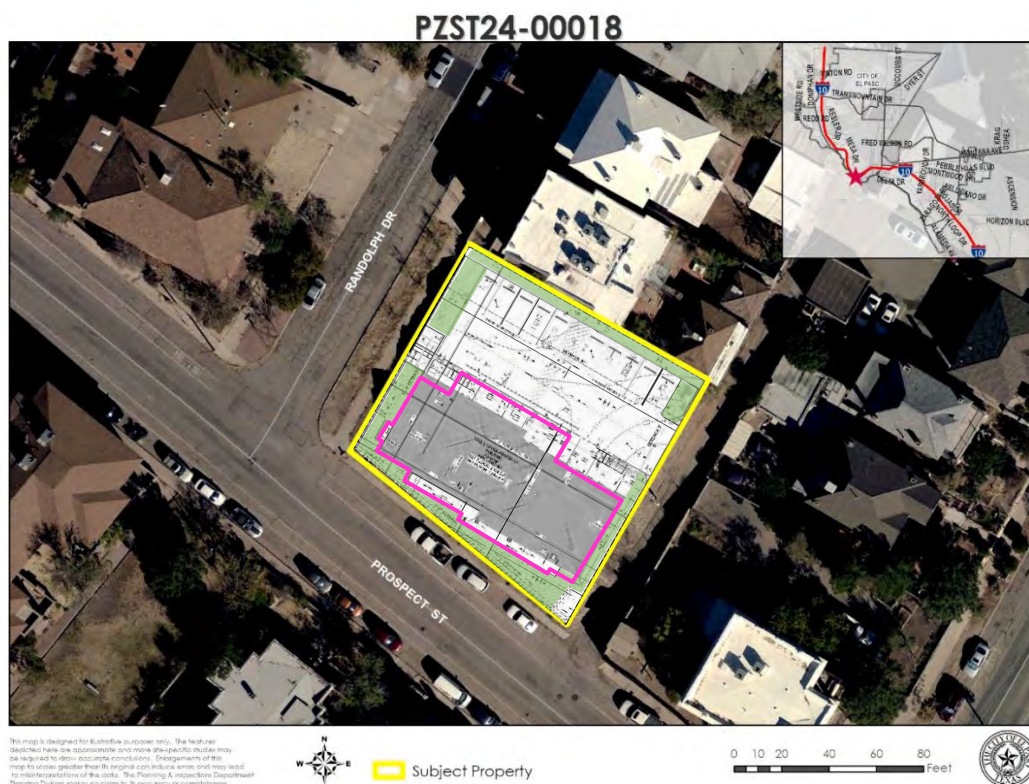


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Special Permit and Detailed Site Development Plan for Infill Development within the A-4/sc/H (Apartment/special contract/Historic) zone district. The request includes reductions to the required lot area, rear yard and side street yard setbacks, and parking requirements for a proposed apartment development. The subject property is currently vacant. The Detailed Site Development Plan illustrates a proposed two-story building with a maximum height of twenty-six feet six inches (26'-6"), containing eleven (11) one-bedroom units totaling 6,334 square feet of gross floor area. The applicant seeks approval of the following reductions:

A-4 (Apartment) Zone District – Apartments		
Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	20,000 *	13,265
Lot Width (average min.)	100	No change
Lot Depth (min.)	100	No change
Front Yard Setback (min.)	9 ft 2 in **	7 ft 9 in
Rear Yard Setback (min.)	20 ft	5 ft
Side Yard Setback (min.)	4 ft	No change
Side Street Yard Setback (min.)	10 ft	2 ft 6 in

*There shall be no minimum area requirement per Infill Development guidelines.

**Average required per Infill Development guidelines (±15% deviation).

Note: bold indicates requested reductions.

In addition to the request above, the applicant qualifies for a parking reduction under the Infill Development provisions, which allow for an automatic 50% reduction in the minimum required parking. A total of seventeen (17) parking spaces are required, and the applicant is proposing to provide ten (10) parking spaces, along with three (3) bicycle parking spaces. Pedestrian access to the property will be from Randolph Drive, with vehicular access provided through an alleyway connecting Prospect Avenue and Yandell Drive.

PREVIOUS CASE HISTORY: Ordinance No. 97930 (Attachment 5), dated June 1, 1972, released the conditions imposed by Ordinance No. 3574 (Attachment 5), dated July 21, 1966, in paragraphs 1, 3, and 4. The only condition that remains in effect is paragraph 2, which states:

2. The alley abutting this property shall be paved before construction starts.

Note: Condition is satisfied.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is a vacant lot part of the Sunset Heights Historic District, which was annexed prior to 1955. This satisfied Mandatory Requirement 20.10.280.B.3 of El Paso City Code.
Mandatory Design Requirement 1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.	Yes. The subject property provides access through an alleyway, and parking is located along the side of the property. The parking area will be screened with landscaping along Randolph Drive to ensure compliance with this requirement.
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The proposed development will be oriented toward Randolph Drive, with pedestrian access provided along that street. The main entrance to the building will be directly accessible from the adjacent sidewalk.
Mandatory Design Requirement 1.3: For proposals abutting existing residential development the front	Yes. The properties along this block have an average front setback of nine feet, two inches (9'-2"). The

setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	proposed front setback of seven feet, nine inches (7'-9") falls within the allowable 15% deviation from this average.
Selective Design Requirement 2.5: The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.	Yes. The proposed development's total width of the primary structure is greater to 80% of the total lot width along the main street subtracting the vehicular access driveway from the total lot width.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	Yes. The proposed development complies with the architectural component requirement as defined in the Community Design Manual of <i>Plan El Paso</i> . The two-story structure will be constructed in a Craftsman and Prairie Style, feature.
Selective Design Requirement 2.10: For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.	Yes. The subject property has remained vacant and underdeveloped for over 15 years, not reaching the maximum allowable density for its zoning district.

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. Aside from the reductions requested, 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 recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with existing buildings and uses, while permitting access through the front and rear.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Randolph Drive, a local street, as classified on the City of El Paso's Major Thoroughfare Plan (MTP). No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. Per the City Departments' review comments, the proposed development will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will be complying with landscaping standards and it will screen the parking area from the street and neighboring properties.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed use and building design are compatible with the surrounding properties and its uses. The structure's scale, architectural style, and placement complement the character of the adjacent

	historic residential buildings, maintaining neighborhood consistency.
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 surrounding development and is not socioeconomically or physically detrimental to neighboring properties.

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 existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes. The proposed development meets the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with nearby single-family and multifamily dwellings, and it will incorporate pedestrian access through Randolph Drive and proposed vehicular access through the alleyway.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-4 (Apartment) District: The purpose of these districts is to promote and preserve a diversity of residential dwelling types at the highest densities within the city and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.</p>	<p>Yes. The subject property is zoned A-4/sc/h (Apartment/special contract/historic) and is located in an area with a mix of housing types, including single-family and multifamily dwellings within the A-2/h (Apartment/historic) district. The proposed apartment development will complement existing residential uses and contribute to the area's residential density.</p>
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<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 located within the Sunset Heights Historic District and has received approval from the Historic Landmark Commission.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.</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 recent rezoning in the area within the last 10 years.</p>

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing lot dimensions and parking do not fully meet A-4 (Apartment) zoning requirements, necessitating the requested reductions.
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ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Randolph Drive, which is classified as a local street in the City of El Paso’s Major Thoroughfare Plan (MTP) and is suitable for the proposed development. Pedestrian access is available via an existing five-foot (5’) sidewalk along Randolph Drive, while vehicular access will be provided through a rear alley connecting Prospect Avenue and Yandell Drive. The applicant will be responsible for any necessary alleyway improvements to support parking and site access. Public transit is readily accessible, with eight (8) bus stops within a five-minute walking distance (0.25 mile), the nearest being approximately 0.08 miles away at the northwest corner of Prospect Avenue and Los Angeles Drive.

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

PUBLIC COMMENT: The subject property lies within El Paso Central Business Association, Sunset Heights Neighborhood Improvement Association, and Sunrise Civic Group all of which were notified of the special permit application by the applicant. Notices were sent to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition of the special permit 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:

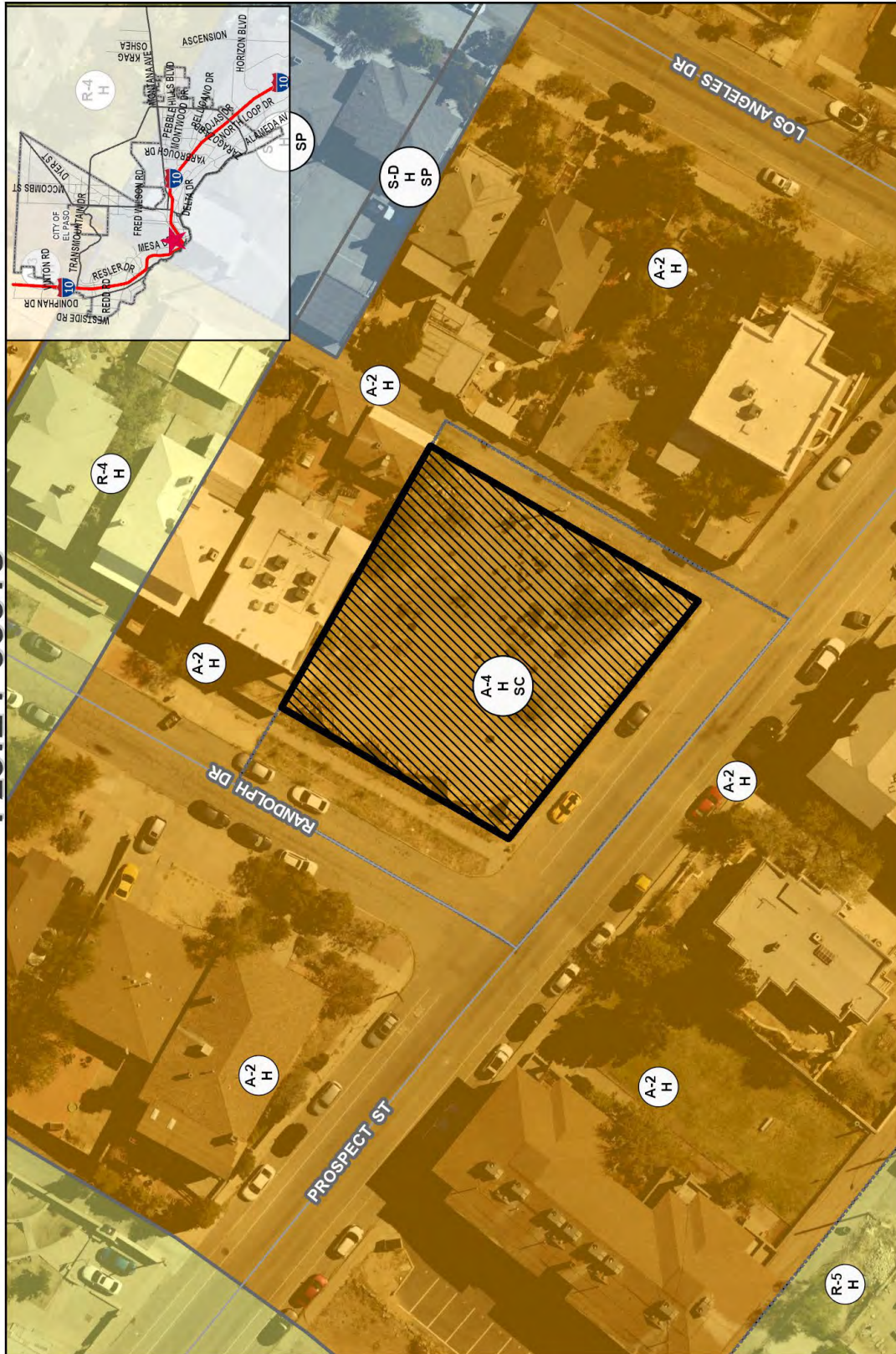
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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 Development Plan
3. Detailed Site Development Plan (Enlarged)
4. Elevations
5. Ordinance No. 97930 and 3574
6. Department Comments
7. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZST24-00018

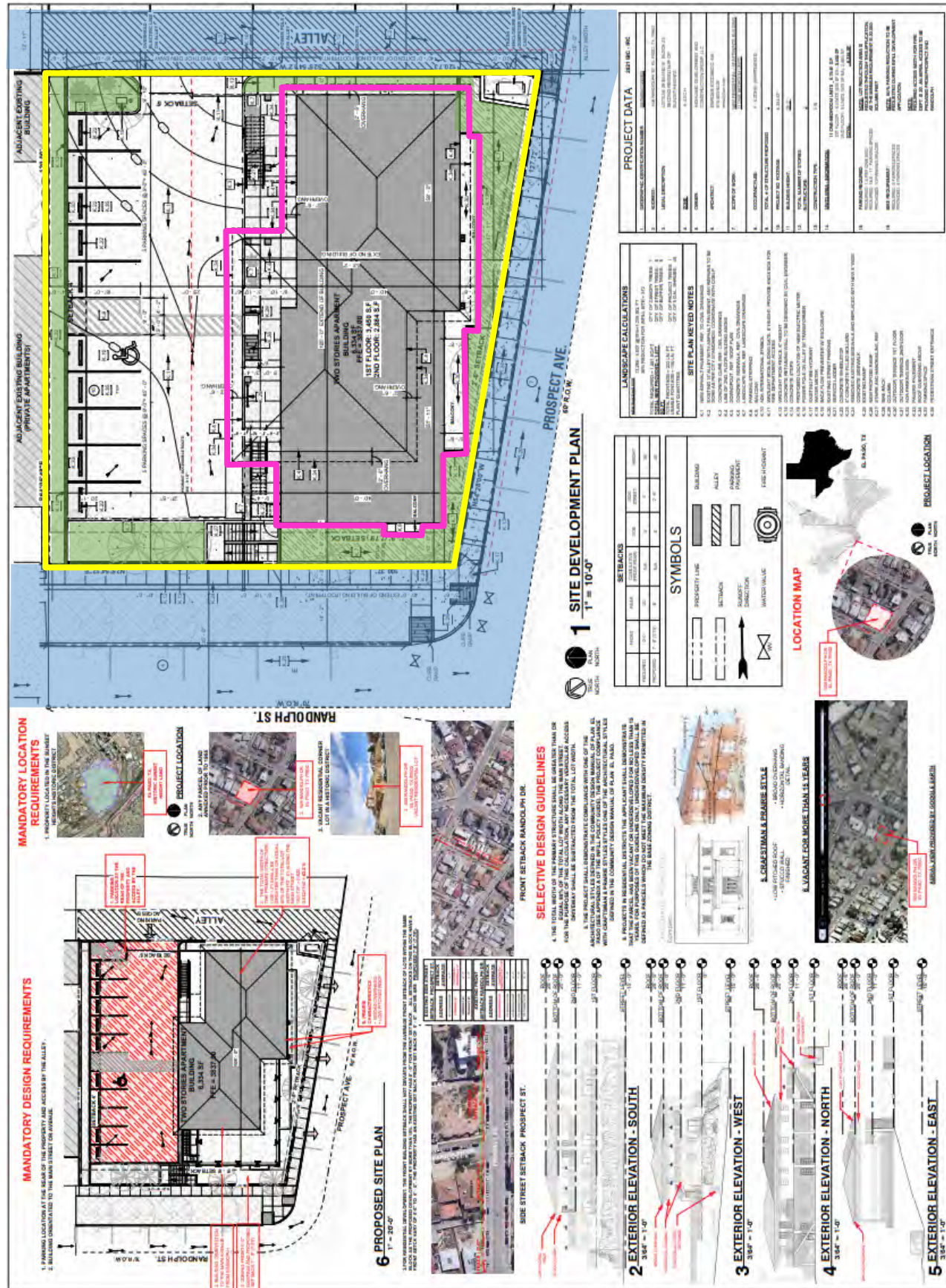


This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

 Subject Property 

0 12.5 25 50 75 100 Feet

PZST24-00018



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ATTACHMENT 4



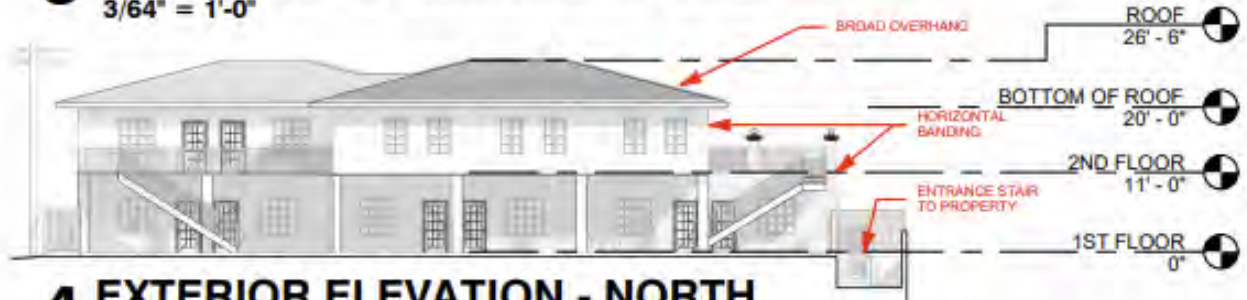
2 EXTERIOR ELEVATION - SOUTH

3/64" = 1'-0"



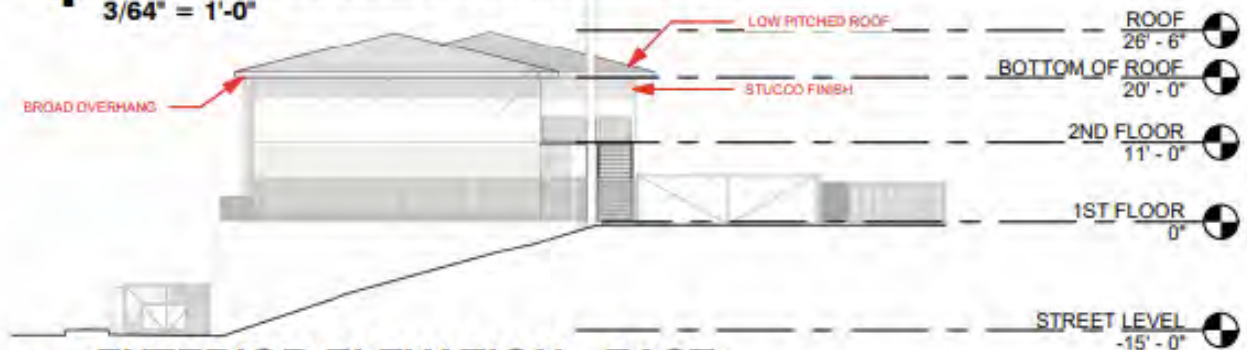
3 EXTERIOR ELEVATION - WEST

3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH

3/64" = 1'-0"



5 EXTERIOR ELEVATION - EAST

3/64" = 1'-0"

ATTACHMENT 5

97930

PARTIAL RELEASE

THE STATE OF TEXAS)
COUNTY OF EL PASO)

KNOW ALL MEN BY THESE PRESENTS:

Whereas, by contract dated July 21, 1966 between the City of El Paso, Felipe Hernandez and Gaspar Cordero, recorded in Book 131, Page 614 of the Deed Records of El Paso County, Texas, certain restrictions, conditions and covenants were placed on Lots 28 through 31, Block 23 of the Sunset Heights Addition in the City of El Paso, El Paso County, Texas, to which contract reference is hereby made for the terms and conditions thereof; and

Whereas, the City of El Paso has determined that certain provisions in the contract are no longer necessary and should be released;

NOW THEREFORE, the City of El Paso has released and by these presents hereby releases the restrictions, conditions and covenants contained in paragraphs numbered (1), (3) and (4) of the above contract. This is, however, a partial release only and the restriction, condition and covenant contained in paragraph (2) of said contract which reads as follows:

" (2) The alley abutting this property shall be paved before
construction starts "

shall remain in full force and effect.

Witness the following signature and seal, this 1st day of June

1972:

THE CITY OF EL PASO

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

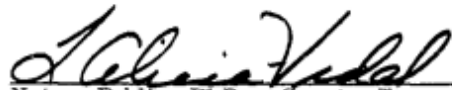
394 0141

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally
appeared BERT WILLIAMS, Mayor of the City of El Paso, known to me to
be the person and officer whose name is subscribed to the foregoing instrument,
and acknowledged before me in my county aforesaid that he had executed the
same for the purposes and consideration and in the capacity therein expressed,
and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day
of June, 1972.




Notary Public, El Paso County, Texas
L. ALICIA VIDAL, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1973

904 0149

151-250

97930

FILED FOR RECORD
IN MY OFFICE

Par Rel

1972 JUN 2 AM 10 19

COUNTY CLERK
EL PASO COUNTY, TEXAS

Sunset Heights

Lila E. Howell

Sub 28 - 31 BK 23

STATE OF TEXAS COUNTY OF EL PASO
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of El Paso County, Texas, as stamped hereon by me.

JUN 2 1972



J. W. Fields

COUNTY CLERK, El Paso County, Texas

394 0143

3574

AN ORDINANCE CHANGING THE
ZONING OF LOTS 28 THROUGH
31, BLOCK 23, SUNSET HEIGHTS,
THE PENALTY BEING AS PRO-
VIDED IN SECTION 25-10 OF THE
EL PASO CITY CODE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights,
be changed to A-4 within the meaning of the Zoning Ordinance, and the
zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st day of July,
1966.

J. Williams
Mayor

ATTEST:

R. H. Gabel
City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED:

7-26-66 COUNTER

7-26-66 ORIGINAL

7-26-66 WORKING

7-26-66 CONTROL

Freddy Langford

I certify that the zoning map has been revised to
reflect the amendment of ordinance 3574
By David Davis Date 7-26-66

Sheet 6
WASA-2

3574

AN ORDINANCE CHANGING THE
ZONING OF LOTS 28 THROUGH
31, BLOCK 23, SUNSET HEIGHTS,
THE PENALTY BEING AS PRO-
VIDED IN SECTION 25-10 OF THE
EL PASO CITY CODE.

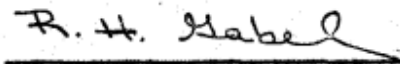
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights,
be changed to A-4 within the meaning of the Zoning Ordinance, and the
zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st day of July,
1966.


Mayer

ATTEST:


City Clerk

122-3757

Ordinance 3574
7-21-66

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Felipe Hernandez and Gaspar Cordero placing certain restrictions on land removed by Ordinance No. 3574.

ADOPTED this 21st day of July, 1966.

John Williams
Mayor

ATTEST:

R. H. Habel
City Clerk

By Resolution dated 6-1-72
Paragraphs 1, 3 + 4 released.
Release filed in Resolution file.
D. W. M.

CONTRACT

This contract, made this 21 day of July, 1966,
by and between Felipe Hernandez and Gaspar Cordero, First Parties, and
the City of El Paso, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of
the following described property:

Lots 28 through 31 in Block 23 of the
Sunset Heights Addition to the City of
El Paso, Texas.



In order to remove certain objections to such rezoning, First Parties covenant that if said property is rezoned to A-4, the property will be subject to the following restrictions:

- (1) The number of units to be built on this property shall be limited to twelve.
- (2) The alley abutting this property shall be paved before construction starts.
- (3) The height of any building on this property shall be limited to two stories.
- (4) Twelve parking spaces for use of the occupants of the property will be provided, wholly on the property itself and along Prospect Avenue at street level; and in addition thereto six parking spaces for use of occupants of the property will be provided, wholly on the property itself, in the rear of the building and accessible from the alley.

This contract constitutes restrictions, conditions and covenants running with the land, and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any further conveyance of the land shall embody this contract by express reference.

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of said City may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

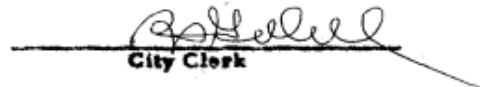
Witness the following signatures and seal:


Felipe Hernandez

Casper Cordero

THE CITY OF EL PASO

by 
Judson G. Williams
Mayor

ATTEST:


City Clerk

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared FELIPE HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County,
Texas.

In and for the County of El Paso, Texas
My Commission Expires June 1, 1967.

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared GASPAR CORDERO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County,
Texas.

RUTH DUCKWALL, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1967

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared JUDSON F. WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 21st day of July, 1966.

William L. Rieger, Jr.
Notary Public in and for El Paso County,
Texas.

WILLIAM L. RIEGER, JR., NOTARY PUBLIC
in and for the County of El Paso, Texas
My Commission Expires June 1, 1967

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit for infill development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Due to the topographical conditions of the property, access to the building can remain as is. But, the stairs from the sidewalk on Randolph Ave. must be removed. They have the option of providing a letter from a Registered Accessibility Specialist justifying their proposed design.

Note: The applicant has provided a RAS letter supporting the proposed design. According to Texas Accessibility Standards (TAS) Section 206.2.1 (Exceptions), an accessible route is not required between site arrival points and the building entrance if the only means of access is a vehicular route without pedestrian access. Letter to be provided at permitting stage.

Planning and Inspections Department – Land Development

No objections to the proposed detailed site plan.

Fire Department

No adverse comments. However, designer to check with Fire Marshal's office for aerial access requirements/recommendations.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Parking study is needed as parking requirements are not met.

Note: Per Infill Development, the minimum parking requirements shall be automatically reduced by fifty percent for any use.

Sun Metro

No comments provided.

El Paso Water

Does not object to this request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main extending along Randolph Drive, located approximately 14-feet north of the property. This main is available for service.

There is an existing 6-inch diameter water main extending along Prospect Street, located approximately 9-feet west of the property. This main is available for service.

Previous water pressure from fire hydrant #1998, located at the northeast corner of Prospect Street and Randolph Drive, has yielded a static pressure of 50 psi, a residual pressure of 36 psi, and a discharge of 1,277 gallons per minute.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along the alley south of the property, located between Los Angeles Drive and Randolph Drive. This main is available for service.

General

EPWater requires a new service application to provide additional services 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:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Does not have any comments.

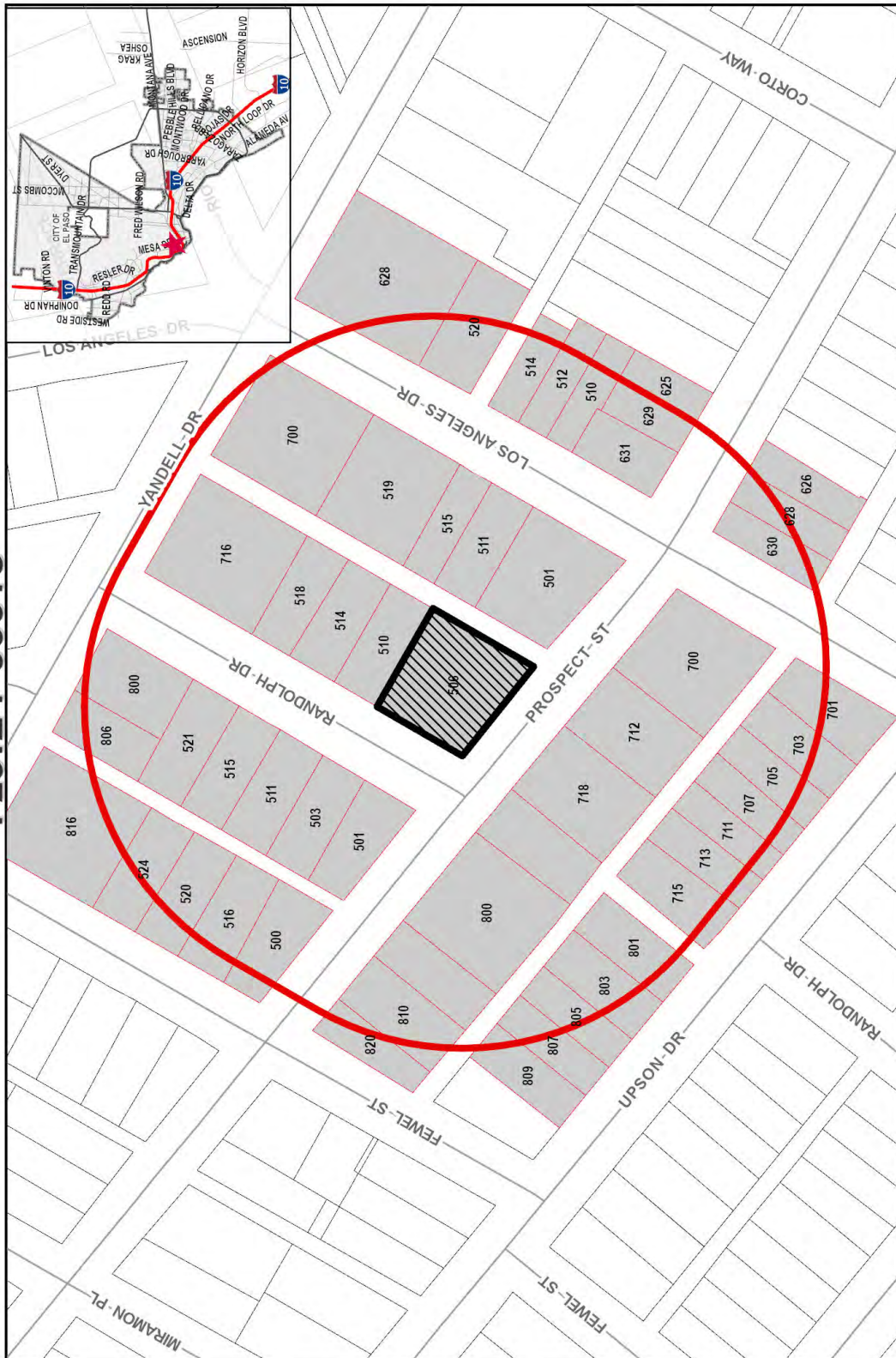
El Paso Electric

Please note the existing electrical lines along the property. The building plans will need to be outside of our existing electrical easement. We have attached a copy of our ROW Guidelines for the customer's review. For line relocation or questions, please contact our Engineering department (915) 351-4224.

Note: Proposed development will not be encroaching on any easements.

ATTACHMENT 7

PZST24-00018



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may reveal features not shown on this map. The Planning & Inspection Department makes no claim to its accuracy or completeness.