

2821 Kansas

City Plan Commission — March 27, 2025

REZONING

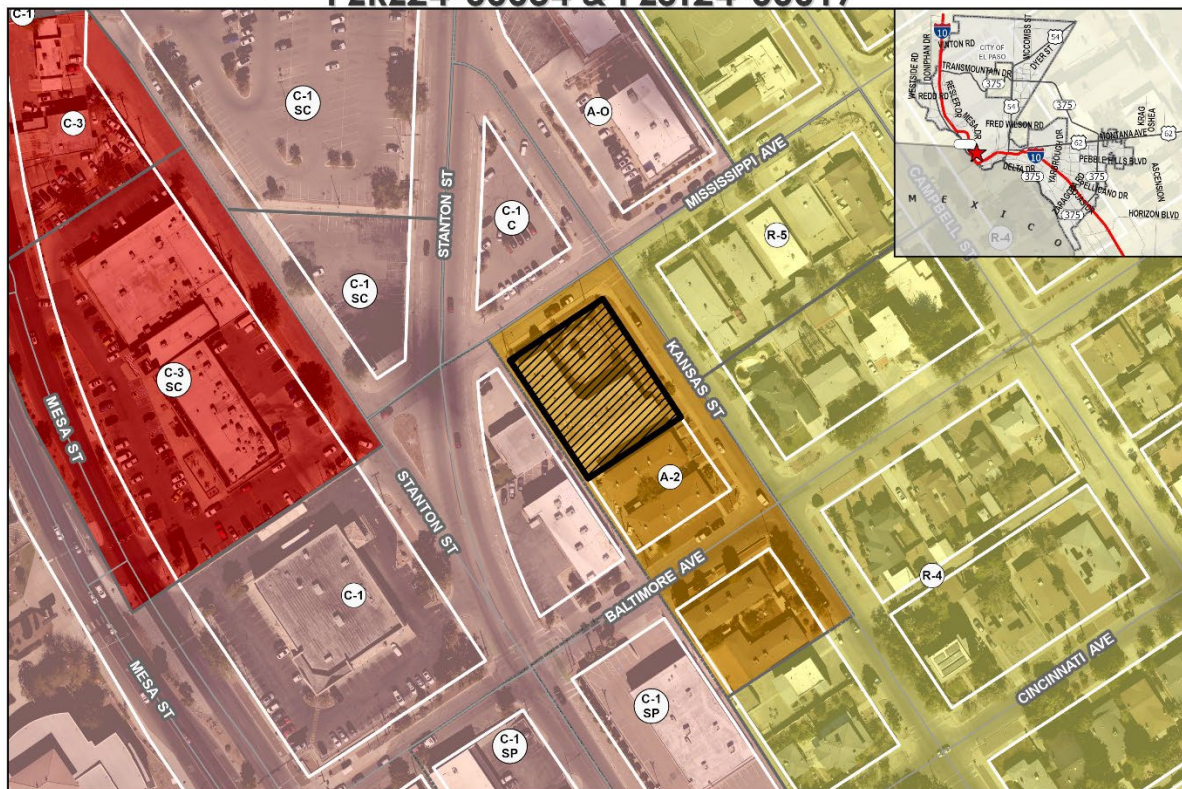


CASE NUMBER: PZRZ24-00034
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Reyesbilt Group, LLC
REPRESENTATIVE: David Etzold
LOCATION: 2821 N. Kansas St. (District 8)
PROPERTY AREA: 0.44 acres
EXISTING ZONING: A-2 (Apartment)
REQUEST: Rezone from A-2 (Apartment) to A-3 (Apartment)
RELATED APPLICATIONS: PZST24-00017 Special Permit Application
PUBLIC INPUT: No support or opposition received as of March 20, 2025

SUMMARY OF REQUEST: Applicant requests to rezone the subject property from A-2 (Apartment) to A-3 (Apartment) to permit the expansion of an existing apartments development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed rezoning and development are compatible with the surrounding area and are in character with the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation per *Plan El Paso*.

PZRZ24-00034 & PZST24-00017



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Subject Property

0 30 60 120 180 240

 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests to rezone the subject property from A-2 (Apartment) to A-3 (Apartment) to permit the expansion of an existing apartments development. The property is approximately 0.44 acres in size. The proposed zoning district would allow to increase the maximum permitted density within the property from a maximum of eleven (11) units to a maximum of twenty-six (26) units, with the proposed development consisting of eighteen (18) units in total. Vehicular access is from Kansas Street with egress from the alley leading to Mississippi Avenue. Pedestrian access is provided from Kansas Street and Mississippi Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The apartment use is existing and is proposed to continue in place and is compatible with the surrounding area. To the north of the subject property across Mississippi Avenue, property is zoned C-1 (Commercial) consisting of a parking lot; to the east across Kansas Street, property is zoned R-5 (Residential) consisting of single-family dwellings; to the south, property is zoned A-2 (Apartment) consisting of apartments; and to the west across the alley, property is zoned C-1 (Commercial) consisting of office and retail uses. The closest school is Mesita Elementary School (0.06 mi.) and the closest park is Coffin Median Park (0.13 mi.).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: 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 SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes. The G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i> calls for higher density development with provision of multimodal transportation nearby and mix of uses in the area and furthers the policies of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-3 (Apartment) District: The purpose of this districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The existing use the proposed A-3 (Apartment) zoning district are compatible with the surrounding area.</p>
<p>Preferred Development Locations: Property is designated G-1, G-2, O-7 or identified as being within a</p>	<p>Yes. The property is within the G-2, Traditional Neighborhood (Walkable) designation per <i>Plan El Paso</i></p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
"Local Transfer Center", "RTS Stops" or "Future Compact Neighborhood".	and calls for higher density development with provision of multimodal transportation nearby and mix of uses.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	None. The property does not lie on any historic districts or study areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse effects.
Natural Environment: Anticipated effects on the natural environment.	None. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no other rezoning requests in the area in the past 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The City is going through a lack of housing phase, which makes the request appropriate for consideration.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property front on Mississippi Avenue and Kansas Street, both designated as local roads per El Paso’s Major Thoroughfare Plan (MTP) and appropriate for the proposed development. Multimodal transportation is available nearby with several Sun Metro bus stops and routes, including the Street Car and Brio Routes, as well as bike facilities such as buffered bike lane along Stanton Street within walking distance (0.25 mi.). Sidewalks are constantly present around the area.

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

PUBLIC COMMENT: The subject property lies within the Kern Neighborhood Association, the Sunrise Civic Group, and the El Paso Central Business Association which were notified by the applicant of the request. The applicant met with the presidents of the Kern Neighborhood Association and Sunrise Civic Group on multiple occasions to provide information on the project. Public notice was sent on March 11, 2025 to all property owners within 300 feet of the subject property. As of March 20, 2025, the Planning Division has received no support or opposition to the request.

RELATED APPLICATIONS: Special Permit PZST24-00017 request approval for a 70% parking reduction and approval of a detailed site development plan and is running concurrently with this application.

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:

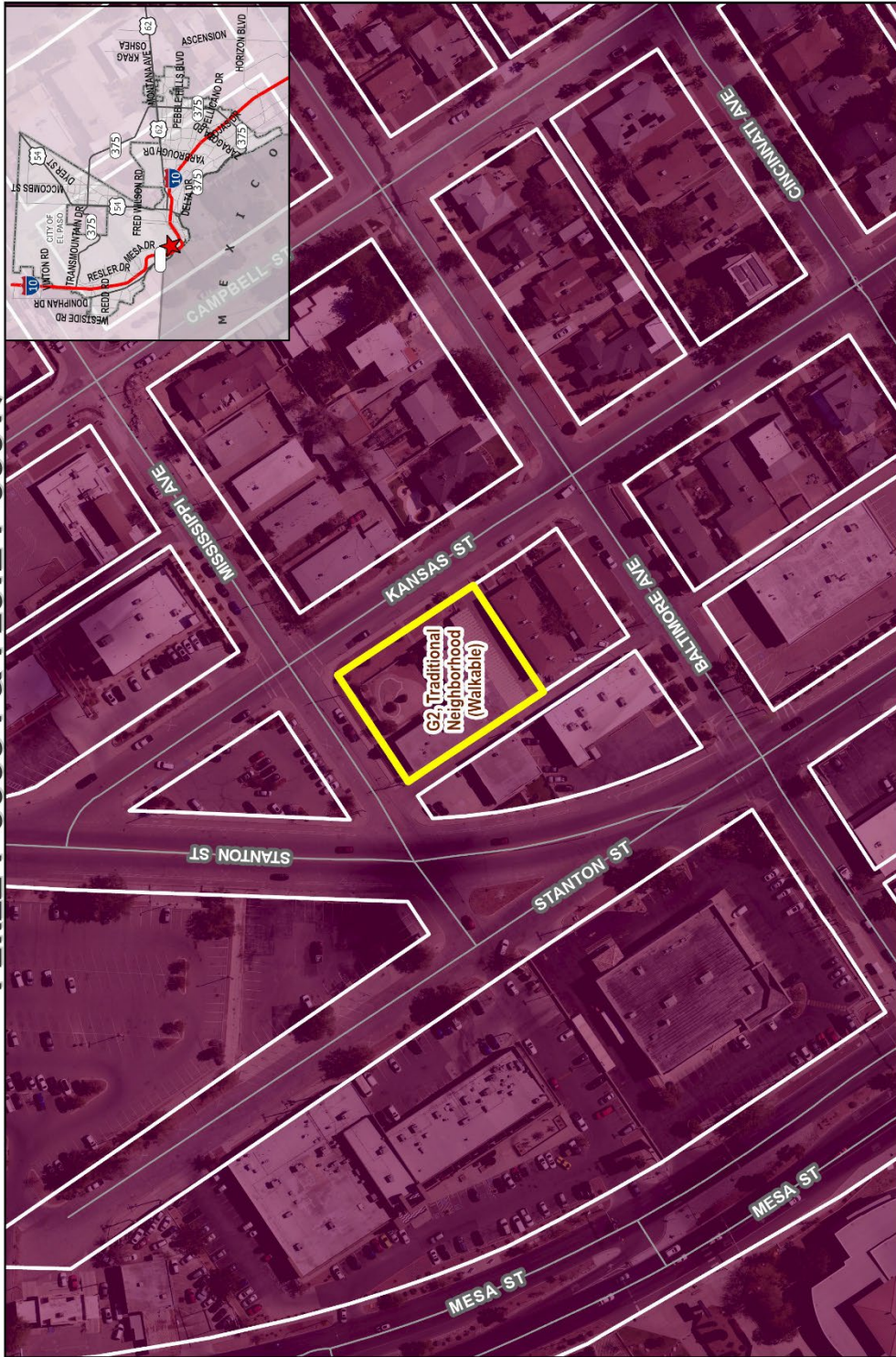
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Detailed Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ24-00034 & PZST24-00017



Subject Property

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ATTACHMENT 3

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision proposed ponds.

Fire Department

No comments received.

Police Department

No comments received.

Environment Services

Clarify: How will the additional refuse be serviced?

Note: Comment addressed.

Streets and Maintenance Department

Traffic & Transportation Engineering

1. PZRZ24-00034 - No TIA is required.
2. PZST24-00017 - Parking study waiver approved

Street Lights

Street Lights Department does not object to these requests.

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.

Contract Management

1. Follow DSC and City of El Paso Municipal Codes as applicable for all proposed and improvements on the project within city ROW.
2. Incorporate if existing concrete will remain undisturbed.
3. Incorporate if ramps will remain undisturbed
4. Incorporate a legend for all hatching lines and items included in the plan.
5. Incorporate a location map.
6. Incorporate general notes and utilities notes.
7. Incorporate a topography information.
8. Incorporate legal description
9. Incorporate utility plan and drainage and grading plans.
10. Incorporate detail information for all proposed items within City ROW.

Signals

No comments.

Sun Metro

Does not affect Sun Metro operations or services

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along Kansas Street located approximately 20-feet west of the east right of way line. This main is available for service.

Previous water pressure reading from fire hydrant #00432, located on the corner of N. Campbell Street and Mississippi Avenue, has yielded a static pressure of 90 (psi), a residual pressure of 82 (psi), and a discharge of 530 (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.

EPWater records indicate an active 1-inch water meter serving the subject property. The service address for this meter is 2824 N Kansas Street.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Kansas Street located approximately 50-feet east of the property. This main is available for service.

There is an existing 18-inch diameter sanitary sewer main that extends along Mississippi Avenue Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main that extends in the alley between Mississippi Avenue and Baltimore Road located approximately 9-feet west of the 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:

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

Not within the boundaries of EPCWID #1.

Texas One Gas

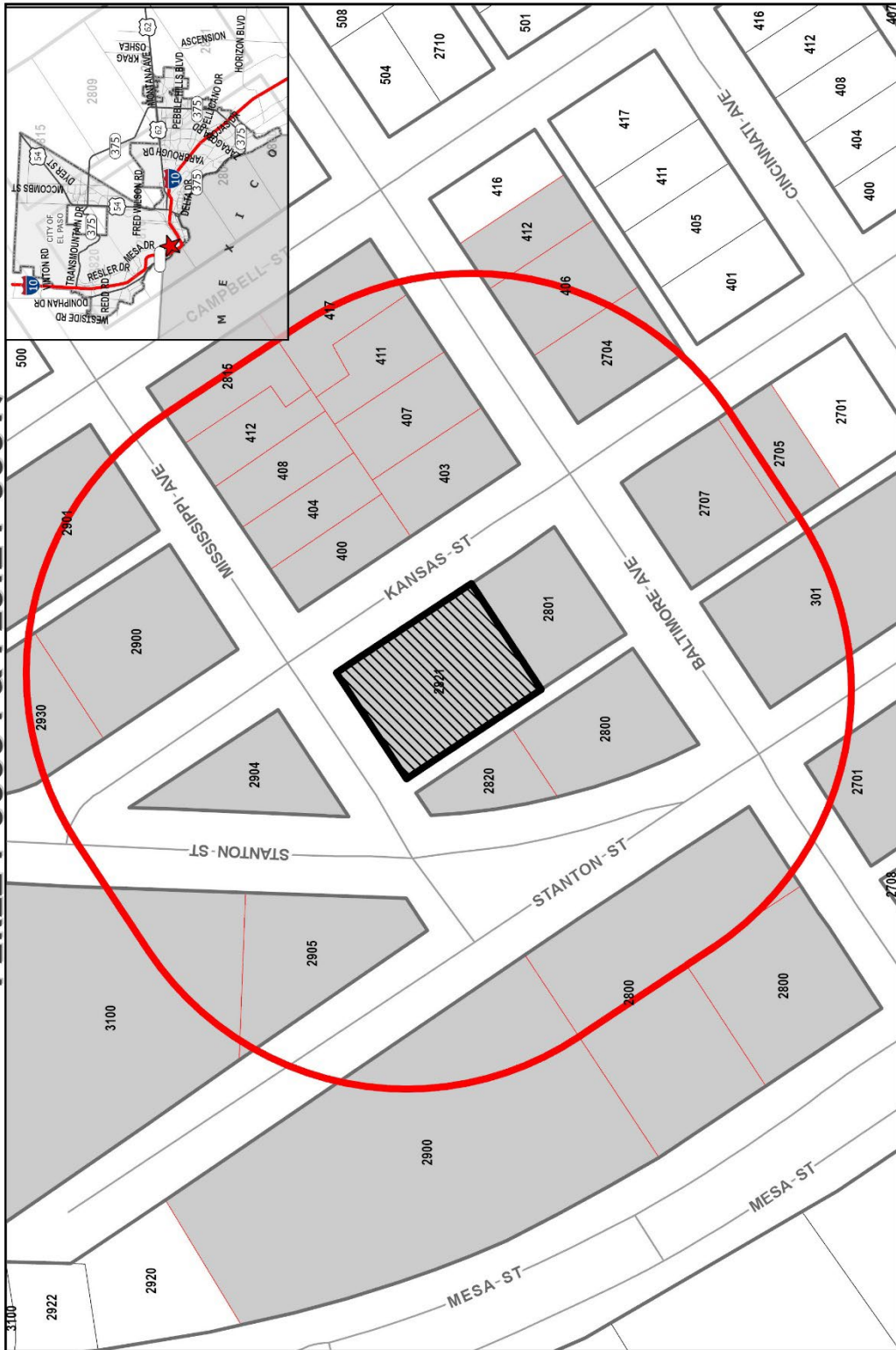
In reference to PZRZ24-00034 and PZST24-00017 - 2821/2824 N Kansas St, Texas Gas Service has an active service at 2821 N Kansas St (see the image below as reference):

El Paso 911 District

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

ATTACHMENT 4

PZR24-00034 & PZSI24-00017



-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



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