

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

**AGENDA DATE:** April 9, 2024

**PUBLIC HEARING DATE:** May 7, 2024

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** District 2

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance granting Special Permit No. PZST23-00009, to allow for Infill Development with a reduction in rear yard setback and side street yard setback and 85% parking reduction on the property described as a portion of Lots 14, 15, and 16, Block 118, Supplemental Map No. 1 of East El Paso Addition, 1205 N. Cobia Street, 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.

The proposed special permit 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: 1205 N. Cobia

Applicant: Victor Robles, PZST23-00009

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit and detailed site development plan approval to allow for an infill development with rear and side street setback reductions and 85% parking reduction for office and apartment uses in C-2 (Commercial) zone district. City Plan Commission recommended 4-3 to approve the proposed special permit on January 25, 2024. As of March 25, 2024, the Planning Division has received an email of inquiry regarding the special permit request. Two people were present at the City Plan Commission hearing to express their opposition to the special permit. 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:**

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*Philip Etiwe*

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

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST23-00009, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN REAR YARD SETBACK AND SIDE STREET YARD SETBACK AND 85% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS A PORTION OF LOTS 14, 15 AND 16, BLOCK 118, SUPPLEMENTAL MAP NO. 1 OF EAST EL PASO ADDITION, 1205 N. COPIA STREET, 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**, Victor Robles, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in rear yard setback and side street yard setback and under Section 20.14.070 of the El Paso City Code for an 85% parking reduction; 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 C-2 (Commercial) Zone District:

A portion of Lots 14, 15 and 16, Block 118, Supplemental Map No. 1 of East El Paso Addition, 1205 N. Copia Street, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; 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 in rear yard setback and side street yard setback and 85% parking reduction; and,
  - That this Special Permit is issued subject to the development standards in the C-2 (Commercial) 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 "B" and incorporated herein by reference for all purposes; and,

- That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST23-00009 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
- 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 \_\_\_\_\_, **2024**.

**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

## AGREEMENT

Victor Robles, 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 C-2 (Commercial) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 8 day of February, 2024.

Victor Robles:

By: VICTOR A. ROBLES  
(name/title)

[Signature]  
(signature)

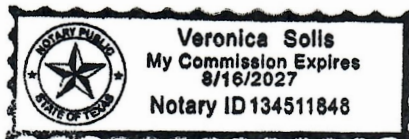
## ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 8th day of  
February, 2024, by Victor A. Robles as Owner.

My Commission Expires:

[Signature]  
Notary Public, State of Texas



Notary's Printed or Typed Name:

Veronica Solis



**Calderon Engineering**

3031 Trawood Drive  
El Paso, Texas 79936  
(915) 855-7552  
Fax: 855-8350  
calderonengineering@elpbizclass.com

November 1, 2023

1205 N. Copia Street  
**METES & BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Lots 14, 15 and 16, Block 118, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, El Paso County, Texas, as filed and recorded in Volume 1, Page 51, Deed Records of El Paso County, Texas; and being more particularly described by metes and bounds as follows;

Beginning at a found chiseled cross marking the Southwest corner of Lot 14 and the Southeast corner of Lot 13 on the North R.O.W. line of Hueco Street, all in Block 118, Supplemental Map No. 1 of East El Paso Addition, City of El Paso, El Paso County, Texas;

Thence North 25°38'00" West along the common Lot line between Lots 13 and 14 a distance of 140.00 feet to a found iron pipe

Thence North 64°22'00" East along the South R.O.W. line of a 20 foot wide Alley a distance of 12.60 feet to a set concrete nail;

Thence South 25°38'00" East a distance of 34.60 feet to a set concrete nail;

Thence North 64°22'00" East a distance of 62.40 feet to a set chiseled cross;

Thence South 25°38'00" East along the West R.O.W. line of N. Copia Street a distance of 3.00 feet to a found iron pipe;

Thence South 64°22'00" West a distance of 12.00 feet to a set concrete nail;


Thence South 25°38'00" East a distance of 22.65 feet to a set concrete nail;

Thence North 64°22'00" East a distance of 12.00 feet to a set chiseled cross;

Thence South 25°38'00" East along the West R.O.W. line of N. Copia Street a distance of 79.75 feet to a set chiseled cross;

Thence South 64°22'00" West along the North R.O.W. line of Hueco Street a distance of 75.00 feet to the "Point of Beginning" and containing in all 8,069.00 square feet or 0.185 acres of land more or less. A plat of survey dated July 14, 2021 is a part of this description and is attached hereto.



  
\_\_\_\_\_  
Manuel Calderon  
Calderon Engineering  
Registered Professional Land Surveyor No. 2564  
Registered Professional Engineer No. 42333  
Texas Registered Engineering Firm No. F-3788  
Texas Licensed Surveying Firm No. 100200-00

N.W. CORNER  
LOT 12  
FND. CONC.  
NAIL

20' WIDE ALLEY

FND. IRON PIPE  
N64°22'00"E  
12.60'  
SET CONC. NAIL

50.0'

140.00'

(B)

(A)

S25°38'00"E  
34.60'

ADJ. BLDG.

N64°22'00"E

62.40'

SET CHSLD. CROSS

FND. IRON PIPE

SET CONC. NAIL

(A)

SET CONC. NAIL

(A)

ADJ. BLDG.

(A)

SET CONC. NAIL

(A)

SET CHSLD. CROSS

LOT 13

LOT 14

LOT 15

LOT 16

1205 N. COPIA  
(VACANT LAND)

79.75'

N. COPIA STREET

C.B. WALL

(B)

N25°38'00"W

S.W. CORNER  
LOT 14  
S.E. CORNER  
LOT 13  
FND. CHSLD. CROSS  
"P.O.B."

S.W. CORNER  
LOT 12  
FND. CONC. NAIL

50.0'

S64°22'00"W  
(BEARING BASIS)

SIDEWALK

75.00'

S25°38'00"E

SET CHSLD. CROSS

35.0'

HUECO STREET



LINE	BEARING	DISTANCE
L1	N64°22'00"E	12.00'
L2	S25°38'00"E	22.65'
L3	S64°22'00"W	12.00'
L4	S25°38'00"E	3.00'

- (A) WALL OF ADJACENT BUILDING AND PROPERTY LINE  
(B) PROPERTY LINE

E-Mail: CalderonEngineering@elpbizclass.com

Book 1 Page 51 Job No. 0721-75A

1205 N. COPIA STREET,  
A PORTION OF LOTS 14, 15 AND 16, BLOCK 118,  
SUPPLEMENTAL MAP NO.1 OF EAST EL PASO  
ADDITION, CITY OF EL PASO, EL PASO COUNTY,  
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED  
BY METES AND BOUNDS ATTACHED HERETO

Field MG Office VP-C1 Date 07-14-21 Scale 1"=20'

CALDERON ENGINEERING

3031 TRAWOOD DR.  
EL PASO, TEXAS 79936 (915) 855-7552  
E-Mail: CalderonEngineering@elpbizclass.com

### CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

*Manuel Calderon*

Manuel Calderon

Registered Professional Land Surveyor No. 2564  
Texas Surveying Firm Reg. No. 100200-00  
Texas Registered Engineering Firm No. F-3788



# EXHIBIT "B"

## GENERAL SITE NOTES

- CONCRETE WALKS ARE TO BE SCORED AS INDICATED WITH 1/2" EXPANSION JOINTS INSTALLED AT 20'-0" O.C. BETWEEN INTERSECTING WALKS AND AS DETAILLED.
- AREAS INDICATED "LANDSCAPING" SHALL BE CLEARED OF ALL NON-SOIL MATERIALS AND GRADED TO 6" BELOW THE FINISH GRADES INDICATED. TOPSOIL CHAT AND/OR OTHER LANDSCAPING MATERIALS WILL BE INTRODUCED UNDER SEPARATE CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR ALL INCIDENTAL WORK REQUIRED WHETHER INDICATED OR NOT TO COMPLETE NEW WORK FOR INTENDED USE.
- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
- CONTRACTOR STAGING AREA SHALL BE LOCATED WITHIN PROJECT SITE LIMITS.

## LEGAL DESCRIPTION

T118 EAST EL PASO W 12.6 FT OF 14 & S 105.5 FT OF 15 & 16 & E 12.4 FT OF 14 (EXC 22.65 FT ON COPA X 12 FT)  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

## PROJECT ADDRESS

1205 N COPA ST.  
APARTMENTS AND OFFICE

## EXISTING ZONING:

EXISTING ZONING: C-2

## SETBACKS

FRONT	0
REAR	25
MINIMUM CUMULATIVE FRONT & REAR YARD	N/A
SIDE	5
SIDE STREET	10
BUILDING 1 HEIGHT	35
BUILDING 2 HEIGHT	25'-6"
SETBACK REDUCTION:	
FRONT	NO CHANGES
REAR	0'
SIDE	0'
SIDE STREET	0'
BUILDING 1 HEIGHT	NO CHANGES
BUILDING 2 HEIGHT	NO CHANGES

PROVIDE DENSITY AS FOLLOWS:  
LOT AREA SIZE 7,177 SQ. FT.  
LOT WIDTH-75 FT.  
LOT DEPTH-140 FT.  
NOTE: 85% PARKING REDUCTION,

## MINIMUM CUMULATIVE FRONT & REAR YARD

MINIMUM CUMULATIVE FRONT & REAR YARD = N/A

## LEGAL DESCRIPTION

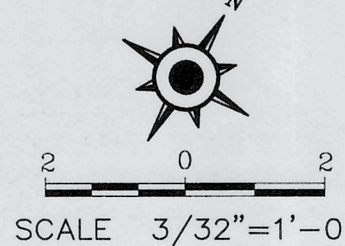
T118 EAST EL PASO W 12.6 FT OF 14 & S 105.5 FT OF 15 & 16 & E 12.4 FT OF 14 (EXC 22.65 FT ON COPA X 12 FT)  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

## PROJECT ADDRESS

1205 N COPA ST, EL PASO, TX 79904

## PROPOSED BUILDING AREA:

BUILDING 1: OFFICE-3 SUIT: SUITE1 580 SQ.FT SUITE2 580 SQ.FT SUITE3 580 SQ.FT APARTMENT-2 UNIT: UNITA 760 SQ.FT UNITB 760 SQ.FT	TOTAL=3,260 SQ.FT
BUILDING 2: APARTMENT 4 UNIT: UNITC 841 SQ.FT UNITD 841 SQ.FT UNITE 841 SQ.FT UNITF 841 SQ.FT	TOTAL=3,364 SQ.FT
TOTAL :	6,624.00 SQ. FT.



## PARKING CALCULATION

BUILDING 1:  
\*3 SUIT OFFICE= 1,740.00 SQ. FT  
1,740.00 SQ. FT/240 = 8 PARKING  
\*APARTMENTS-2 UNITS - 2 BEDROOM= 4 PARKING  
BUILDING 2:  
\*4 UNITS 2 BEDROOM = 8 PARKING  
TOTAL PARKING : 20 PARKING

TOTAL PARKING REQUIRE: 20 PARKING SPACES  
TOTAL PARKING PROVIDE: 3 PARKING SPACES  
85% PARKING REDUCTION REQUESTED

## LANDSCAPE

LOT AREA: 8,069.00 SQ. FT  
APTS AREA: -1,856.40 SQ. FT  
OFFICE AREA: -1,894.80 SQ. FT  
4,317.80 SQ. FT  
CALCULATION 15% x 4,317.80 SQ. FT  
REQUIRED = 647.67 SQ.FT.  
PROVIDED = 1,125.01 SQ.FT.

## ACCESSIBLE PARKING SPACES

REQUIRED MINIMUM OF ACCESSIBLE VAN SPACES AS PER T&S TABLE 208.2	1
PROVIDE NUMBER OF ACCESSIBLE VAN SPACES	1

BIKE RACK NEEDED = 3  
BIKE RACK PROVIDED = 6

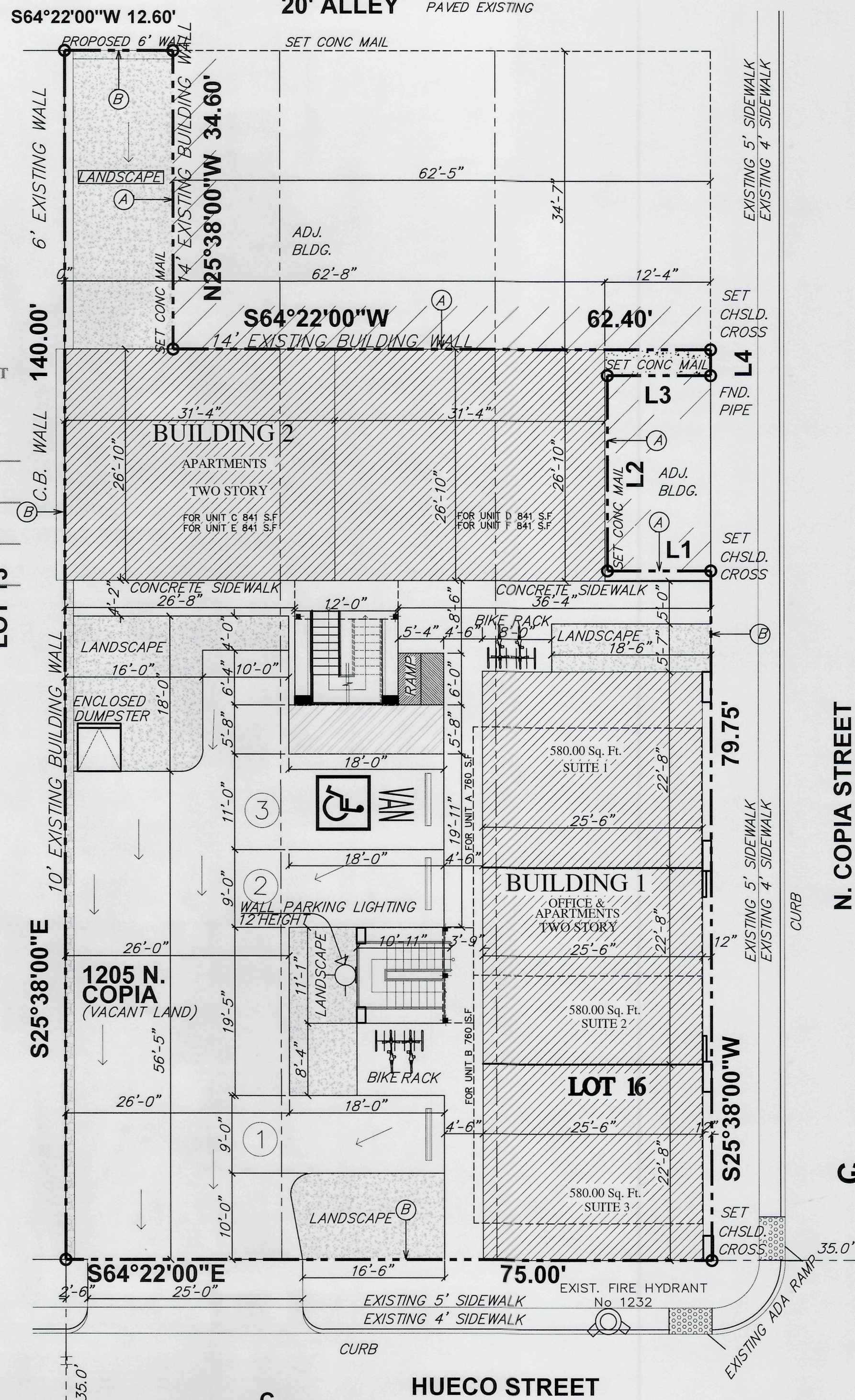
## LEGEND

- CONCRETE CURB
- FIRE HYDRANT COVERAGE
- STORM WATER DRAINAGE
- FLOW ARROWS
- EXISTING FIRE HYDRANT

## NOTES

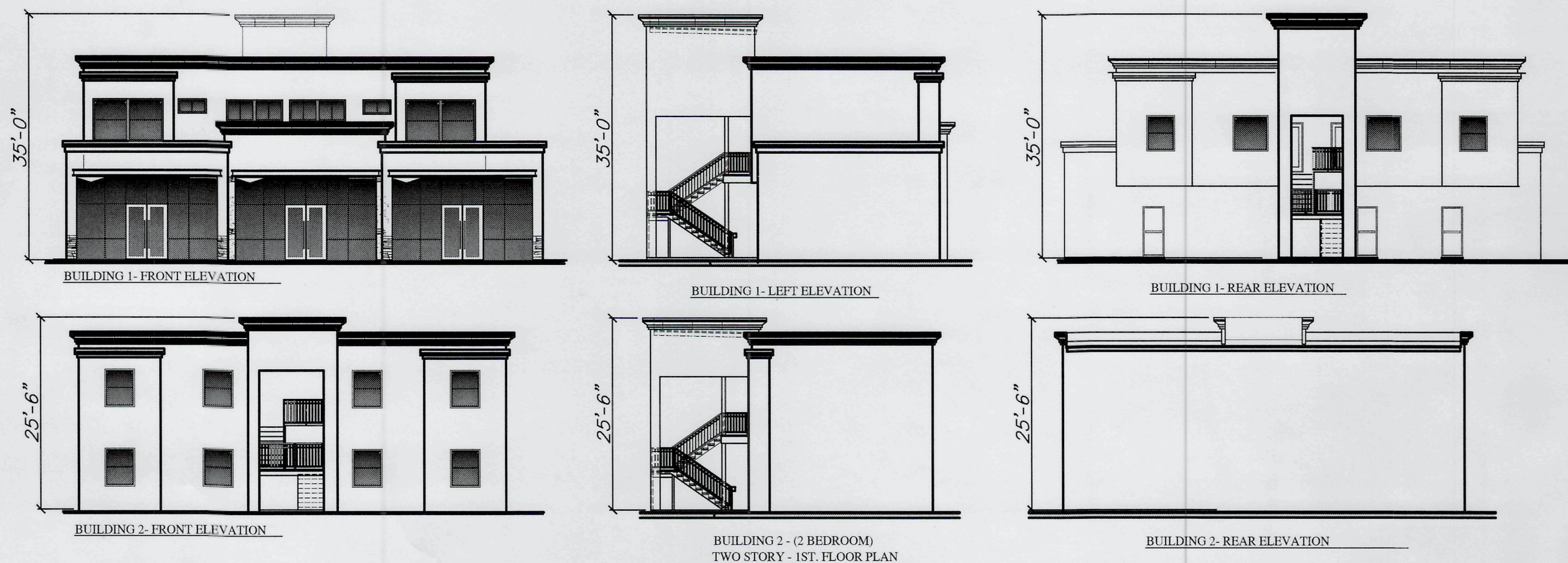
- WALL OF ADJACENT BUILDING AND PROPERTY LINE.
- PROPERTY LINE

LINE	BEARING	LENGTH
L1	S64°22'00"W	12.00'
L2	N25°38'00"W	22.65'
L3	N64°22'00"E	12.00'
L4	N25°38'00"W	3.00'

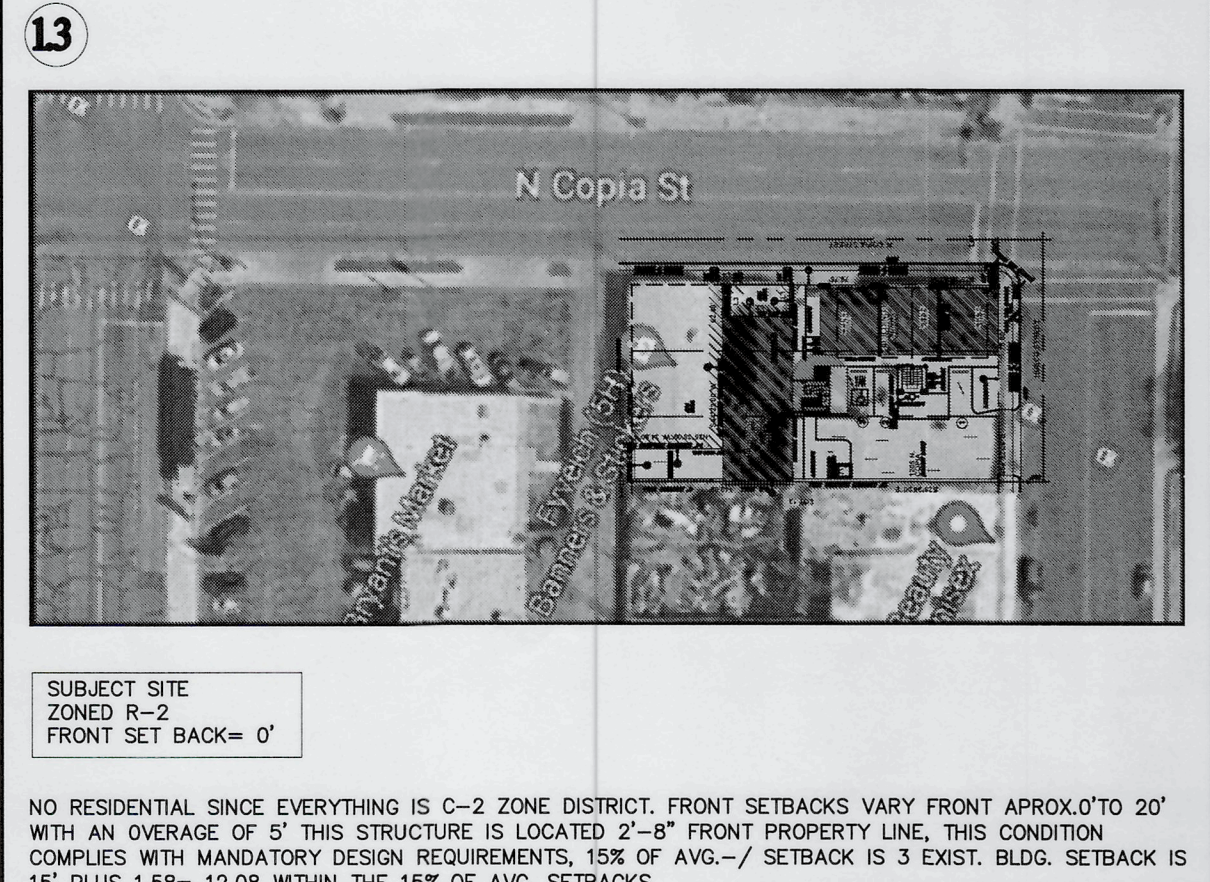
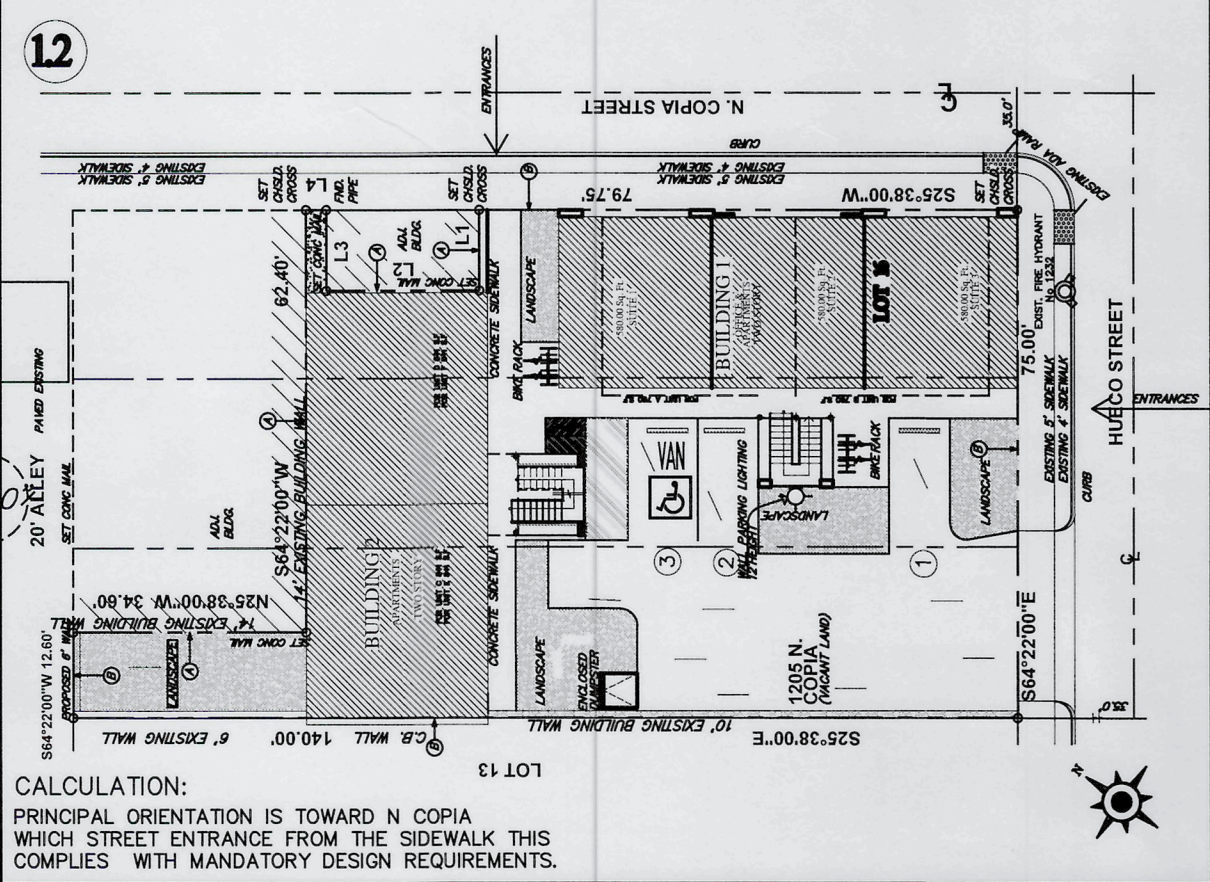
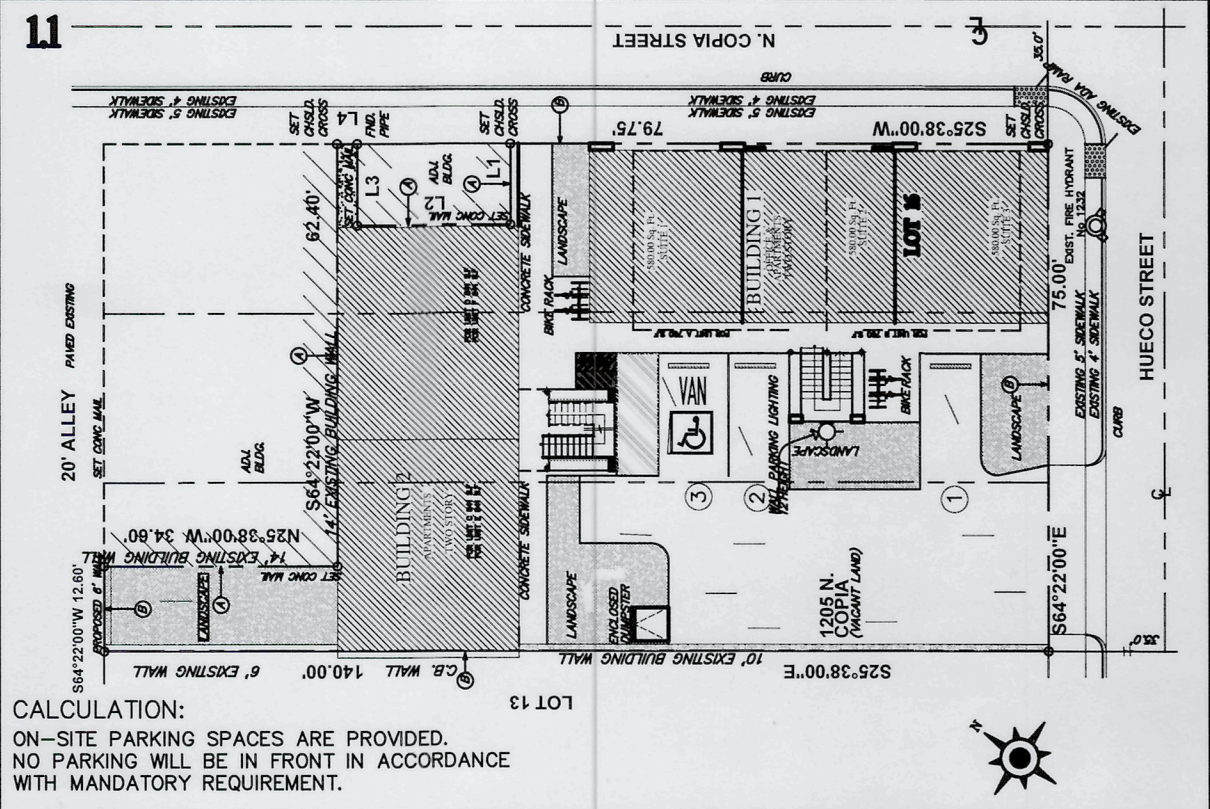


## SITE PLAN INFILL DEVELOPMENT

SCALE: 3/32"=1'-0"

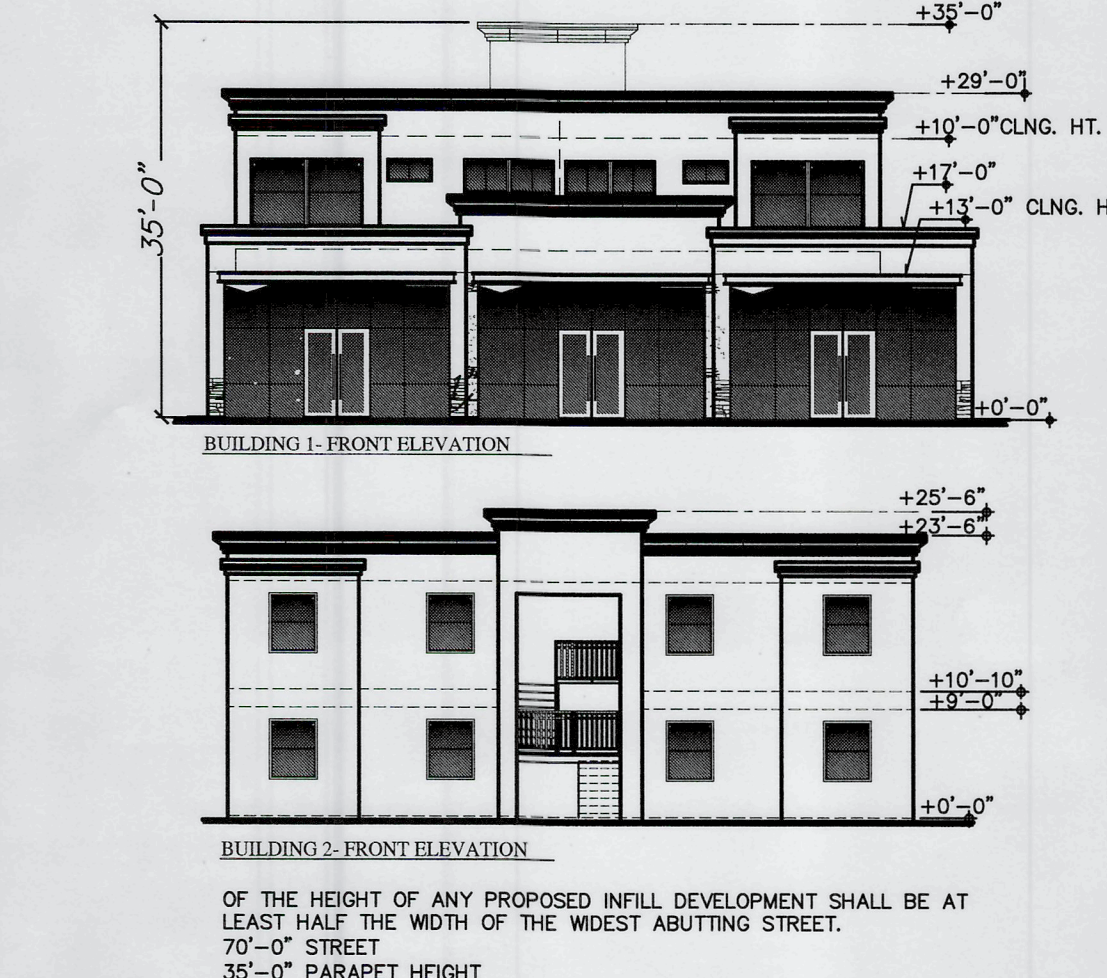
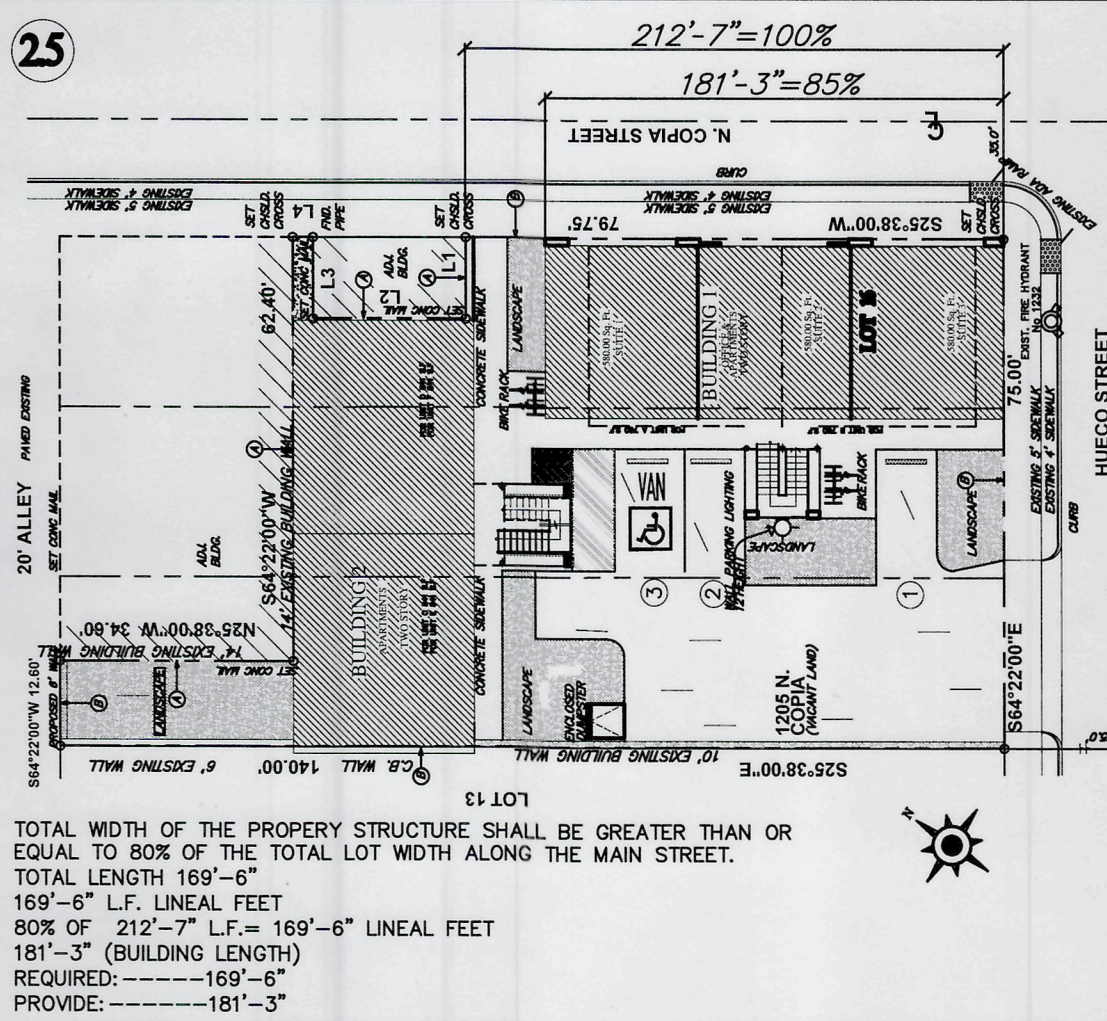
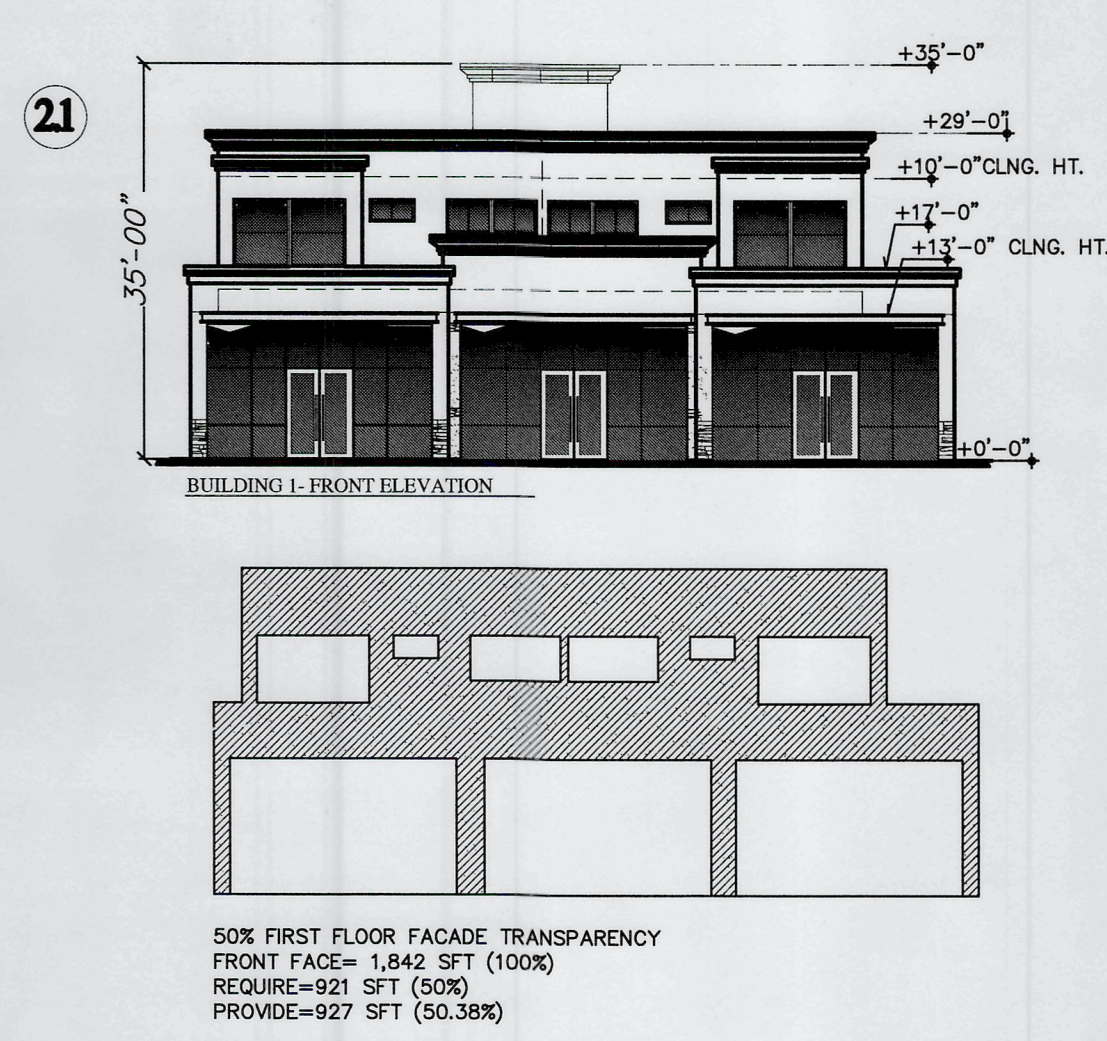


## 1 MANDATORY DESIGN REQUIREMENTS



G-2, TRADITIONAL NEIGHBORHOOD

## 2 SELECTIVE DESIGN Guidelines:



PZST23-00009

SPECIAL PERMIT/ DETAILED  
SITE DEVELOPMENT PLAN

APARTMENT/OFFICE TO BE BUILT ON:  
1205 N COPA  
A PORTION OF LOTS 14,15 AND 16, BLOCK  
118, SUPPLEMENTAL MAP NO.1 OF EAST  
EL PASO ADDITION



PLAN NO:  
DTS 1

PREPARED 03-14-23

BY: LULL

REVISED

REVISED

REVISED

REVISED



# 1205 N. Copia

City Plan Commission — January 25, 2024



<b>CASE NUMBER:</b>	<b>PZST23-00009 (REVISED)</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Victor Robles
<b>REPRESENTATIVE:</b>	Luis Javier Lopez
<b>LOCATION:</b>	1205 N. Copia (District 2)
<b>PROPERTY AREA:</b>	0.16 acres
<b>EXISTING ZONING:</b>	C-2 (Commercial)
<b>REQUEST:</b>	Special Permit and Detailed Site Development Plan approval to allow for Infill Development with yard setback reductions and 85% parking reduction for office and apartment uses in the C-2 (Commercial) zone district
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Received an email of inquiry as of January 24, 2024

**SUMMARY OF REQUEST:** The applicant is requesting a special permit and detailed site development plan approval to allow for an infill development with rear and side street setback reductions and 85% parking reduction for office and apartment uses in C-2 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit and detailed site development plan request for an infill development with rear and side street setback reductions and parking reduction in the C-2 (Commercial) zone district. The proposal meets all the requirements of El Paso City Code Sections: 20.10.280 – Infill development, 20.14.070 – Parking reductions, 20.04.320 – Special Permit, and 20.04.150 – Detailed Site Development Plan. It is also based on consistency with *Plan El Paso*, the City's adopted Comprehensive Plan.

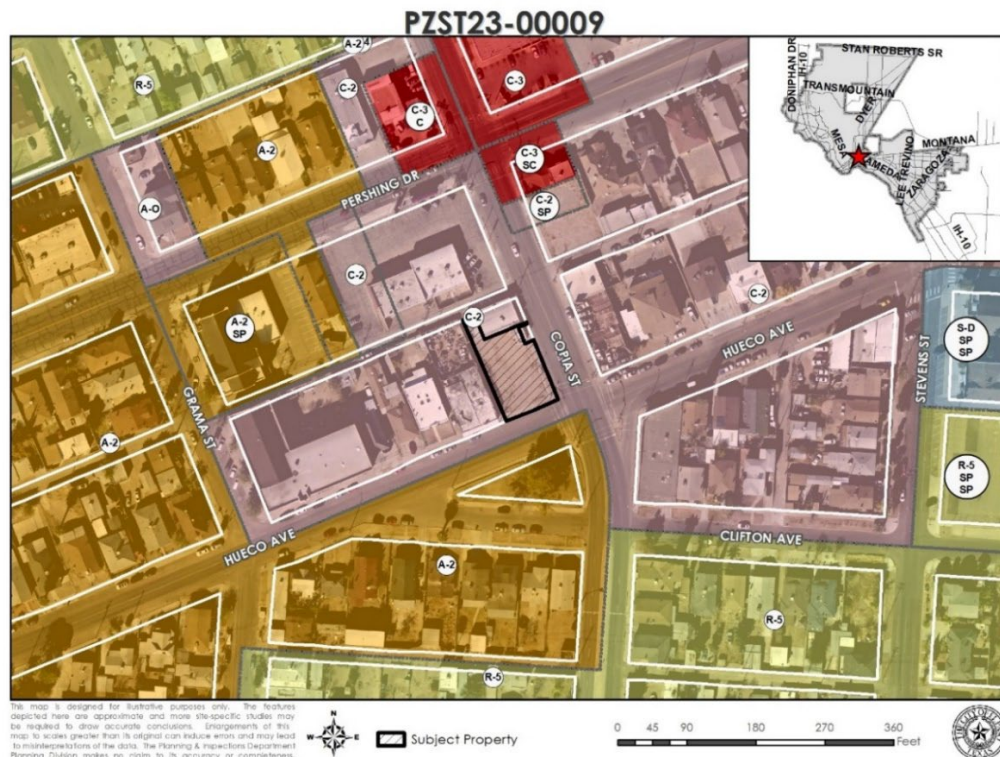


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit and a detailed site development plan for infill development to reduce the rear yard setback and side street yard setback for uses of office and apartment. The detailed site development plan shows a new 3,260 square feet office and 2-unit apartment building combination (Building 1) and a new 3,364 square feet 4-unit apartment building (Building 2). The applicant is requesting the following setback reductions: from the required 10 feet rear yard setback to 0 feet and the required 10 feet side street yard setback to 0 feet as shown in the table below. The applicant is also requesting an 85% parking reduction. The development requires a minimum of twenty (20) parking spaces. The applicant is providing three (3) parking spaces including one (1) accessible parking space and six (6) bicycle spaces. A parking study was submitted as required (see Attachment 3), which shows forty-two (42) on-street parking spaces within 300 feet of the subject property. The lowest average demonstrates 17 vacant spaces available to serve the proposed use. Access to the subject property is proposed from Hueco Street. The following table summarizes the proposed request and reductions:

<b>C-2 (District) Zone District – Use</b>		
<b>Dimensional Standard</b>	<b>Required</b>	<b>Proposed</b>
Front Yard Setback (min.)	0 foot	No change
Rear Yard Setback (min.)	<b>10 feet</b>	<b>0 foot</b>
Cumulative Front & Rear Yard Setback (min.)	N/A	No change
Side Yard Setback (min.)	10 feet when abutting a residential or apartment district	No changes
Side Street Yard Setback (min.)	<b>10 feet</b>	<b>0 foot</b>
Cumulative Side Yard Setback (min.)	N/A	N/A
Height (max.)	35 feet	35 feet

Note: bold indicated requested reductions

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<b>Location Criteria:</b> 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 part of the East El Paso Subdivision, which was platted in 1904. This satisfies Mandatory Requirement 20.10.280.B.3 of the El Paso City Code - “Any parcel of land annexed prior to 1955.”
<b>Mandatory Design Requirement 1.1:</b> 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. On-site parking spaces are provided at the rear of the property and accessed from the side street. No parking will be provided in the front.
<b>Mandatory Design Requirement 1.2:</b> 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 development shows a building where the principal orientation is towards Copia Street (main street) and the principal entrance with access from the sidewalk.
<b>Mandatory Design Requirement 1.3:</b> For proposals abutting existing residential development the front setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	Yes. The new development does not abut any existing residential development.
<b>Selective Design Requirement 2.1:</b> Any new structure with a ground floor commercial use shall demonstrate that building façades facing public rights-of-way have a majority (fifty percent or more) transparent surface on the ground floor. Transparent surface elements	Yes. The proposed construction facade will face the main street.

<b>COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)</b>	
include, but are not limited to, doors and non-opaque windows.	
<b>Selective Design Requirement 2.5:</b> 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 new construction is no less than 80% of the total lot width along Copia Street (main street).
<b>Selective Design Requirement 2.7:</b> The height of any proposed infill development shall be equal to at least half the width of the widest abutting street.	Yes. The 35 feet in height of the primary structure is 50% of the total lot width along Copia Street (main street- 70 feet right-of-way).

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.070.B) – NEW DEVELOPMENT IN REDEVELOPMENT: Up to 100% parking reduction for a use involving new construction of structures that is proposed as a redevelopment project located within a redevelopment area or transit-oriented development corridor of the City. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The subject property lies within the East El Paso Subdivision, platted in 1904.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. The property is vacant. The development will have three (3) on-site parking spaces due to the building coverage.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. The subject property is entirely occupied by new structures, new landscaping, and three (3) on-site parking spaces. It is not possible to accommodate the parking needed to serve the uses on-site.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. The property owner does not own any parcels within 300 feet that can accommodate the necessary off-street parking.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
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. There is a request for reduction to yard setbacks. The existing building has a rear yard setback of 0 foot and a side street setback of 3 foot. A 10-foot rear setback and 10-foot side street setback are required in the C-2 (Commercial) district. This special permit is also requesting an 85% parking reduction. The proposed development complies with all other applicable zoning requirements.

<b>COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)</b>	
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The proposed development consists of two new buildings and is in keeping with best planning practices and the recommendations of <i>Plan El Paso</i> .
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property directly abuts Copia Street and Hueco Street, a minor arterial and a local street, respectively. No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use. The subject property is situated within 1,000 feet of a mass transit route.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No environmental problems currently existing or are anticipated from the approval of the proposed special permit and detailed site development plan. Adequate stormwater management is demonstrated, and no departments had adverse comments.
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 development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located within an established neighborhood in the core of the City. The surrounding area features a variety of uses. The existing building on the subject property was built at the same time as most of the surrounding development and blends in well with the urban fabric of the neighborhood.
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.

<b>COMPLIANCE WITH PLAN EL PASO GOALS &amp; POLICIES – When evaluating whether a proposed special permit 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>G-2, Traditional Neighborhood:</b> 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 subject property and the proposed developments meet the intent of the G-2 Post-War Future Land Use designation. The proposed development contributes additional commercial to the area and integrates a neighborhood appropriate scale. The mixed-use proposal, reduced setbacks, and parking relief mimics SmartCode development.</p>

<b>COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS &amp; POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site: <b>C-3 (Commercial) District:</b> is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes. All proposed uses are permitted by right within the C-2 (Commercial) District. The proposed special permit request will allow for a development project that meets the intent of the district. The subject property is located within an established commercial neighborhood in the core of the City. The proposed development maintains the pedestrian-oriented, accessible, mixed use character of that neighborhood.
<b>THE PROPOSED PROJECT'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 proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the request.	The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	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 the existing C-2 and C-3 (Commercial) zoning and uses of the surrounding properties.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older, stable area of the city. The established neighborhood is comprised of offices, restaurants, and general retail sales and services.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders Copia Street and Hueco Street which are designated as a minor arterial and local street, respectively, as per the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate to serve the proposed development. The subject property is situated within 1,000 feet of a mass transit route. The nearest bus stop includes Brio route service and is along Pershing Avenue located 0.04 miles from the subject property.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to proposed special permit request. There were no adverse comments received from the reviewing departments. The applicant is responsible for obtaining all applicable permits and approvals prior to construction.

**PUBLIC COMMENT:** The subject property lies within the boundaries of El Paso Central Business Association, Five Points Development Association, and Sunrise Civic Group which were notified of the special permit application. Public notices were mailed to property owners within 300 feet of the subject property on January 12, 2024. As of January 24, 2024, the Planning Division has received an email of inquiry regarding the request from the public (see Attachment 7).

**RELATED APPLICATIONS:** N/A



### **CITY PLAN COMMISSION OPTIONS:**

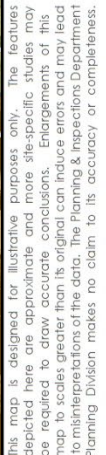
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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
3. Detailed Site Development, Enlarged
4. Parking study
5. Department Comments
6. Neighborhood Notification Boundary Map
7. Email of inquiry

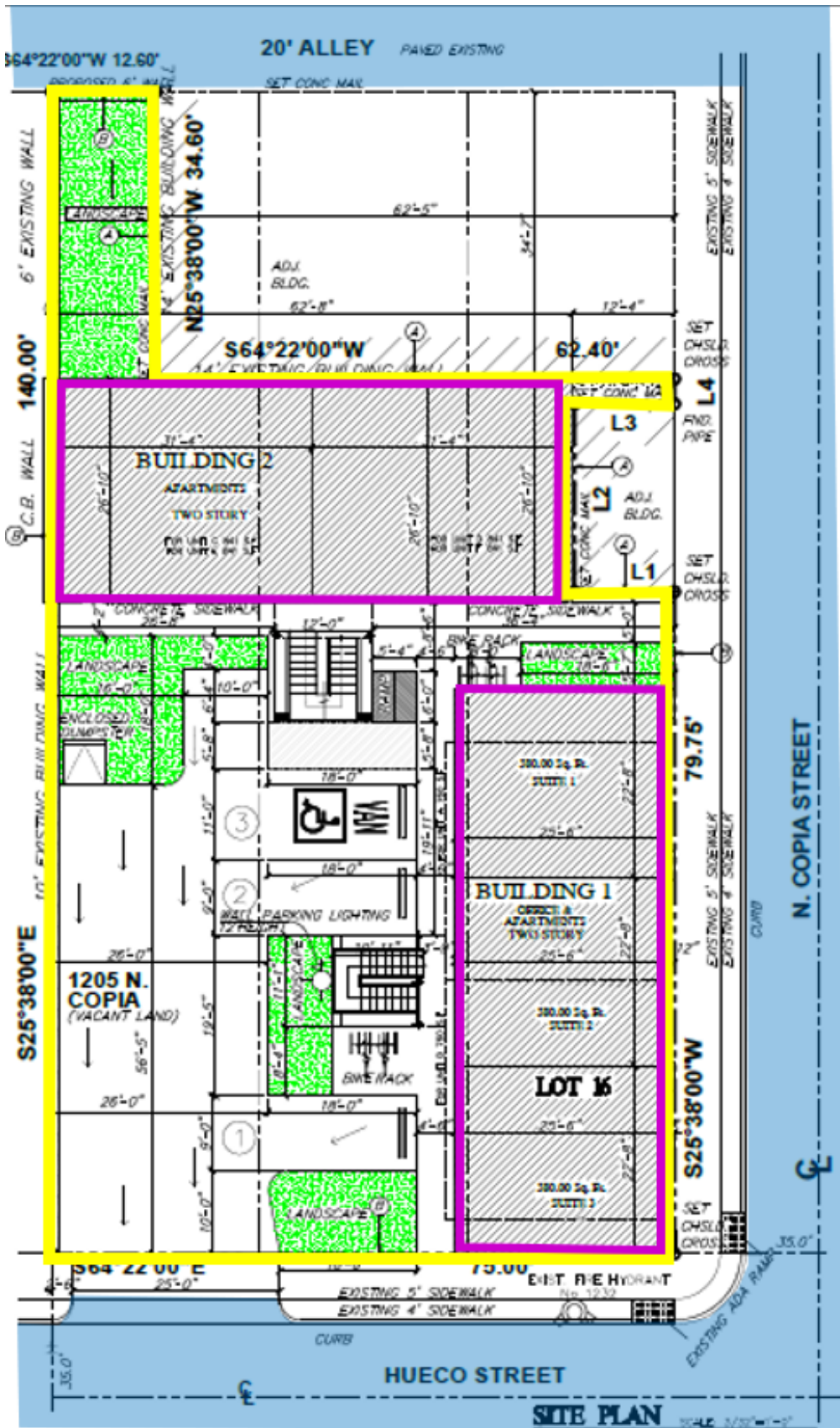
**PZST23-00009**





PZST23-00009

# ATTACHMENT 3





# ATTACHMENT 4

## PARKING STUDY 1205 COPIA ST.



# PARKING STUDY 1205 COPIA ST.

SEPTEMBER 18 TO SEPTEMBER 22, 2023

TIME/DAY		OVERALL (STREET PARKING)	OVERALL (OCCUPIED)					OVERALL (AVAILABLE)				
(FRIDAY)			MO	TU	WE	TH	FR	MO	TU	WE	TH	FR
8:00 AM		42	23	23	25	27	21	19	19	17	15	21
9:00 AM		42	26	21	22	25	24	16	21	20	17	18
10:00 AM		42	25	24	23	26	21	17	18	19	16	21
11:00 AM		42	21	27	27	22	26	21	15	15	20	16
12:00 PM		42	23	22	27	24	24	19	20	15	18	18
1:00 PM		42	23	23	23	23	24	19	19	19	19	18
2:00 PM		42	25	21	23	24	22	17	21	19	18	20
3:00 PM		42	22	26	24	21	28	20	16	18	21	14
4:00 PM		42	22	23	26	25	25	20	19	16	17	17
5:00 PM		42	23	28	25	22	26	19	14	17	20	16
6:00 PM		42	20	25	28	19	28	22	17	14	23	14
7:00 PM		42	18	26	28	18	29	24	16	14	24	13
8:00 PM		42	19	28	29	18	27	23	14	13	24	15
AVERAGE			22	24	25	23	25	20	18	17	19	17

# **ATTACHMENT 5**

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

Staff recommends **APPROVAL** of the special permit and detailed site development plan request for an infill development with rear and side street setback reductions and parking reduction in the C-2 (Commercial) zone district. The proposal meets all the requirements of El Paso City Code Sections: 20.10.280 – Infill development, 20.14.070 – Parking reductions, 20.04.320 – Special Permit, and 20.04.150 – Detailed Site Development Plan. It is also based on consistency with *Plan El Paso*, the City's adopted Comprehensive Plan.

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

No objections to the special permit and detailed site development plan.

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

1. Comply with ADA requirements, 5' concrete sidewalk along R.O.W. at the time of building permit.
2. Provide directional ramps on the corner at the time of building permit, diagonal ramp is not allowed.
3. Driveways must be 25'–35' feet wide as per DSC 6-16, in all commercial areas (minimum 25ft for two-way roads) – has been addressed as shown on the site plan.

*Note: At the time of submittal for building permits, the project will need to comply with all applicable code requirements.*

## **Fire Department**

No adverse comments.

## **Environment Services**

No adverse comments.

## **Streets and Maintenance Department**

Streets and Maintenance traffic engineering has no objections to the parking reduction.

## **Sun Metro**

Recommended approval.

## **El Paso Water**

EPWater does not object to this request.

## **Water:**

There is an existing 6-inch diameter water main extending along an alley north of Hueco Ave. This main is located approximately 5-feet south of the northern right-of-way line. This water main is available for service.

There is an existing 6-inch diameter water main extending along Copia St. This main is located approximately 10-feet west of the eastern right-of-way line. This main is available for service.

Previous water pressure readings from fire hydrant # 01232 located at the northwest corner of the intersection of Hueco Ave. and Copia St. have yielded a static pressure of 82 pounds per square inch, a residual pressure of 76 pounds per square inch, and a discharge flow of 650 gallons per minute. 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 owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

## **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main extending along the alley north of Hueco Ave. This main is located approximately 9.5-feet north of the southern right-of-way line. This water main is available for service.

**General:**

A sewer main extension will be required to provide service to building #1. Sewer main extension cost will be at owner's expense.

EPWater 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 Engineering:**

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**

Please have the requestor submit grading and drainage plans for review by TxDOT to [ELP\\_Access@txdot.gov](mailto:ELP_Access@txdot.gov).

*Note: the comments will be addressed at the permitting stage.*

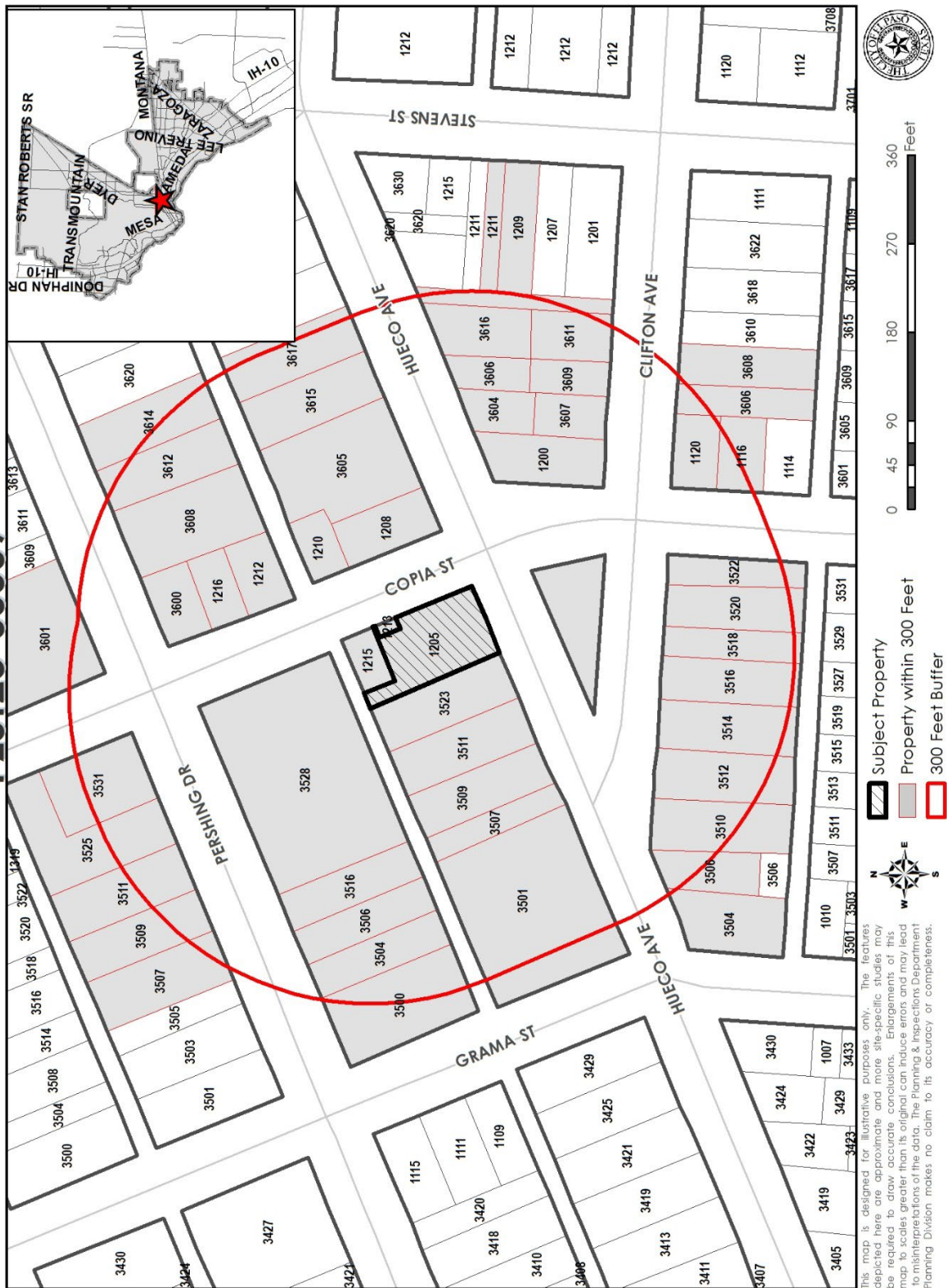
**El Paso County Water Improvement District #1**

No adverse comments.



# ATTACHMENT 6

PZST23-00009



# ATTACHMENT 7

**Salloum, Andrew M.**

---

**From:** Salloum, Andrew M.  
**Sent:** Wednesday, January 24, 2024 3:23 PM  
**To:** Fyveich LLC  
**Cc:** Chavira, Daniel  
**Subject:** RE: PZST23-00009

Mr. Herrera,

Thank you for your email. It will be added to the backup that will be presented to the City Plan Commission.

Cordially,  
**Andrew Salloum | Senior Planner**  
P: 915.212.1603  
A: 801 Texas Ave. El Paso, TX 79901  
E: [SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)  
[ElPasoTexas.gov](http://ElPasoTexas.gov) | [Take Our Survey](#)



Planning & Inspections Department  
City of El Paso

**\*My availability is from Monday thru Thursday.**

**\*\*For general zoning inquiries, please take a look at our [FAQ](#) section, or you may contact the One Stop Shop in person at 811 Texas Ave. or by phone at (915) 212-0104. The One Stop Shop is open Monday thru Thursday from 8 am to 5:30 pm and Friday from 8 am to 11:30 am.**

---

**From:** Fyveich LLC <[fyveich@gmail.com](mailto:fyveich@gmail.com)>  
**Sent:** Wednesday, January 24, 2024 2:26 PM  
**To:** Salloum, Andrew M. <[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)>  
**Cc:** Chavira, Daniel <[ChaviraD1@elpasotexas.gov](mailto:ChaviraD1@elpasotexas.gov)>  
**Subject:** PZST23-00009

Some people who received this message don't often get email from [fyveich@gmail.com](mailto:fyveich@gmail.com). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to [SpamReport@elpasotexas.gov](mailto:SpamReport@elpasotexas.gov).

Mr. Salloum,

Please accept this email as my concern / comment submission for the meeting scheduled for Thursday, January 25, 2024 at 1:30 pm in the above case matter (PZST23-00009).

As the owner of the building located at 1215 N. Copia I would like clarification as to how many feet will be left between the two buildings on the south side of 1215 N. Copia. Should either building need any repair to the adjacent walls in the future, will there be adequate walk space to be able to complete such a job? Your response and consideration of this question would be greatly appreciated.

1

Leopoldo Herrera - Owner



**FYVEICH Enterprises, LLC**

1215 N. Cobia St.  
El Paso, TX 79903