

**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 Tiwa

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST25-00002, TO ALLOW FOR A 100% PARKING REDUCTION AND A REAR SETBACK REDUCTION ON THE PROPERTY DESCRIBED AS THE NORTHERLY 58.90 FEET OF LOT 16 AND THE NORTHERLY 58.90 FEET OF THE EASTERLY HALF OF LOT 15, BLOCK 13, COTTON ADDITION, 809 N. EUCALYPTUS STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.070 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, John M. Holland, LLC has applied for a Special Permit under Section 20.14.070 of the El Paso City Code to allow for a 100% parking reduction and rear setback reduction; and,

WHEREAS, a report was made by 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 Section 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-4 (Commercial) District:
The northerly 58.9 feet of Lot 16 and the northerly 58.90 feet of the easterly half of Lot 15, Block 13, Cotton Addition, 809 N. Eucalyptus 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 Section 20.04.320 of the El Paso City Code to allow for a professional office with a 100% parking reduction and rear setback reduction on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the C-4 (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 is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST25-00002, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant 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 to 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:



Jesus A. Quintanilla
Assistant Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

John M. Holland, LLC, the Applicant referred to in the above Ordinance, hereby agrees 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-4 (Commercial) **District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6th day of August, 2025.

John M. Holland, LLC

John M. Holland
(Signature)

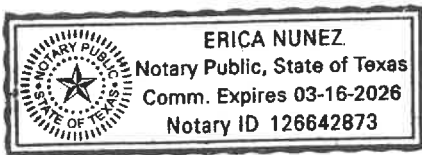
C.E.O
(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 6th day of August, 2025, by Erica Nunez for John M. Holland, LLC as Applicant.

(Seal)



[Signature]
Notary Public, State of Texas
Signature

Erica Nunez
Printed or Typed Name

My Commission Expires:

03/16/2026



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

809 Eucalyptus Street
Being a parcel of land being the
Northerly 58.90 feet portion of Lot 16, and
the Northerly 58.90 feet of the Easterly Half of Lot 15,
Block 13, Cotton Addition,
City of El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being the Northerly 58.90 feet portion of Lot 16, and the Northerly 58.90 feet of the Easterly Half of Lot 15, Block 13, Cotton Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

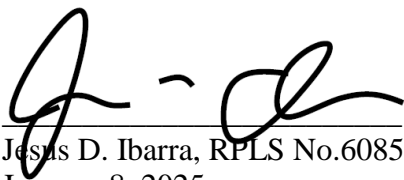
Commencing for reference at a found city monument disk at the monument line intersection being 10 foot northwest from the centerline of Montana Avenue and 10 foot northeast from the centerline of Eucalyptus Street, thence along said monument line, South 36°59'28" East a distance of 242.90 feet to a calculated point, thence leaving said monument line, South 53°00'32" West a distance of 45.00 feet to a found chiseled "x" at the westerly right of way line of Eucalyptus Street (70 foot right of way), and the **"TRUE POINT OF BEGINNING"**.

Thence leaving said westerly right of way line, **South 53°00'32" West** a distance of **37.50 feet** to a calculated point at the westerly line of the easterly half of Lot 15;

Thence along said westerly line, **North 36°59'28" West** a distance of **58.90 feet** to a set chiseled "v" at the southerly right of way line of an 18 foot Alley;

Thence along the said southerly right of way line, **North 53°00'32" East** a distance of **37.50 feet** to a found chiseled "x" at the westerly right of way line of Eucalyptus Street;

Thence along said westerly right of way line of Eucalyptus Street, **South 36°59'28" East** a distance of **58.90 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **2,209 square feet** or **0.0507 acres** of land more or less.

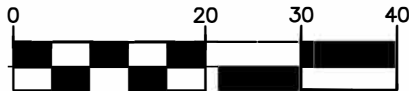
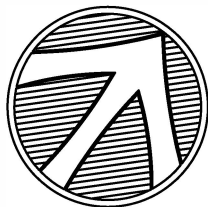
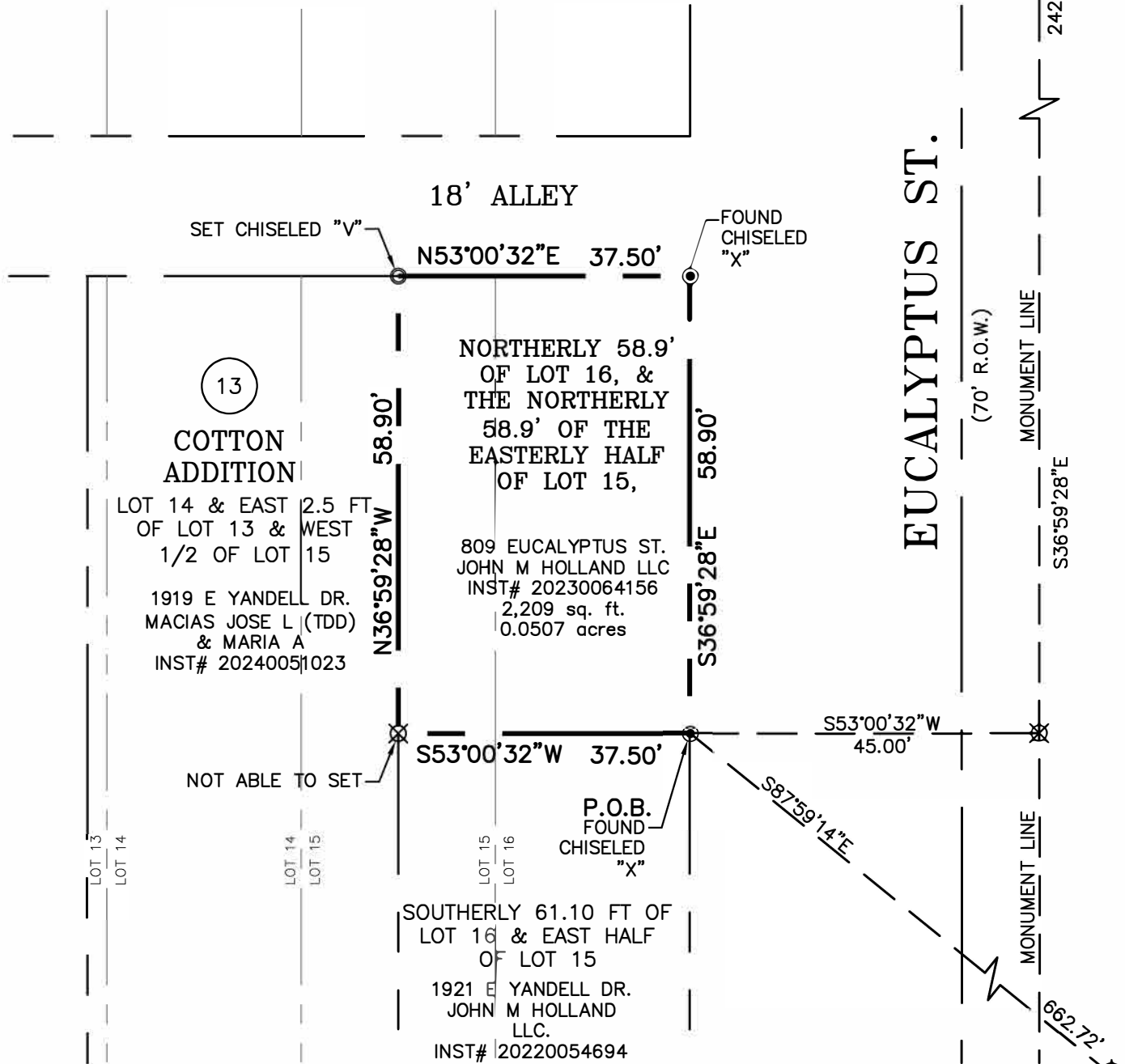


Jesus D. Ibarra, RPLS No.6085
January 8, 2025



EXHIBIT "A"

P.O.C.
FOUND CITY MONUMENT DISK AT THE
MONUMENT LINE INTERSECTION, BEING 10'
NORTH FROM THE CENTERLINE OF
MONTANA AVENUE AND 10' EAST FROM
CENTERLINE OF EUCALYPTUS STREET

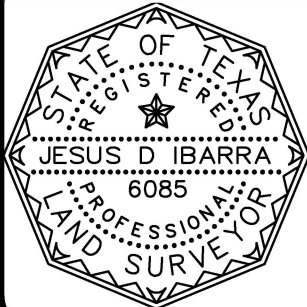


1" = 20'

FOUND CITY MONUMENT DISK
AT THE MONUMENT LINE
INTERSECTION, BEING 10' NORTH
FROM THE CENTERLINE OF
WYOMING AVENUE AND 10' EAST
FROM THE CENTERLINE OF
WILLOW STREET

NOTES:

1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A FOUND CITY MONUMENT WITH COORDINATES:
LATITUDE: 31°46'31.48857"N
LONGITUDE: 106°28'12.99519"W
HEIGHT: 3625.679sft
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

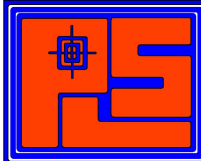


CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

DATE: 1/8/2025

JESUS D. IBARRA RPLS#6085, FIRM#10194184



PRECISION LAND SURVEYORS
10441 VALLE DE ORO DR.
EL PASO, TEXAS 79927
(915) 222-5227

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Exhibit "B"

ZONING TABLE — 809 N EUCALYPTUS ST — ZONING C-4														
SUBPART A		SUBPART B LOT & DWELLING SIZE					SUBPART C BUILDING SETBACKS (FT)							SUBPART D
ZONING DISTRICT	MINIMUM DISTRICT AREA	PERMITTED USE	MIN LOT AREA (SQ FT)	MIN AVG LOT WIDTH (FT)	MIN LOT DEPTH (FT)	OTHER STANDARDS	MINIMUM FRONT YARD (FT)	MINIMUM REAR YARD (FT)	PROPOSED REAR YARD (FT)	MIN CUMULATIVE FRONT & REAR YARD TOTAL	MINIMUM SIDE YARD (FT)	MIN SIDE STREET YARD (F)	MIN CUMULATIVE SIDE & SIDE STREET YARD TOTAL	OTHER STANDARDS
C-4	NO MINIMUM	OFFICE BUSINESS	N/A	N/A	N/A	20.10	0	10	6.77	N/A	10 WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT	10	N/A	20.10 FLOOR AREA RATIO OF 1.5

LANDSCAPE REQUIREMENTS

LANDSCAPEABLE AREA REQUIRED: 2,208.75 ~ 1205.00= 1,003.75 x 0.15= 150.56 SF
TOTAL LANDSCAPE AREA PROPOSED IN LANDSCAPEABLE AREA: 161 SF
LANDSCAPE UNITS REQUIRED: 180.75 SF/ 1000= 0.180 ~ 1 UNITS
PARKING CANOPY TREES: 0 SPACES/ 5= 0 ~ 0 UNITS
FRONTAGE TREES: N/A
STREET TREES: N/A

	REQUIRED	PROPOSED
PROJECT TREES	1	1
FRONTAGE TREES	N/A	0
PARKING CANOPY TREES	N/A	0
STREET TREES	N/A	0
5 GALLON PLANTS	45	45



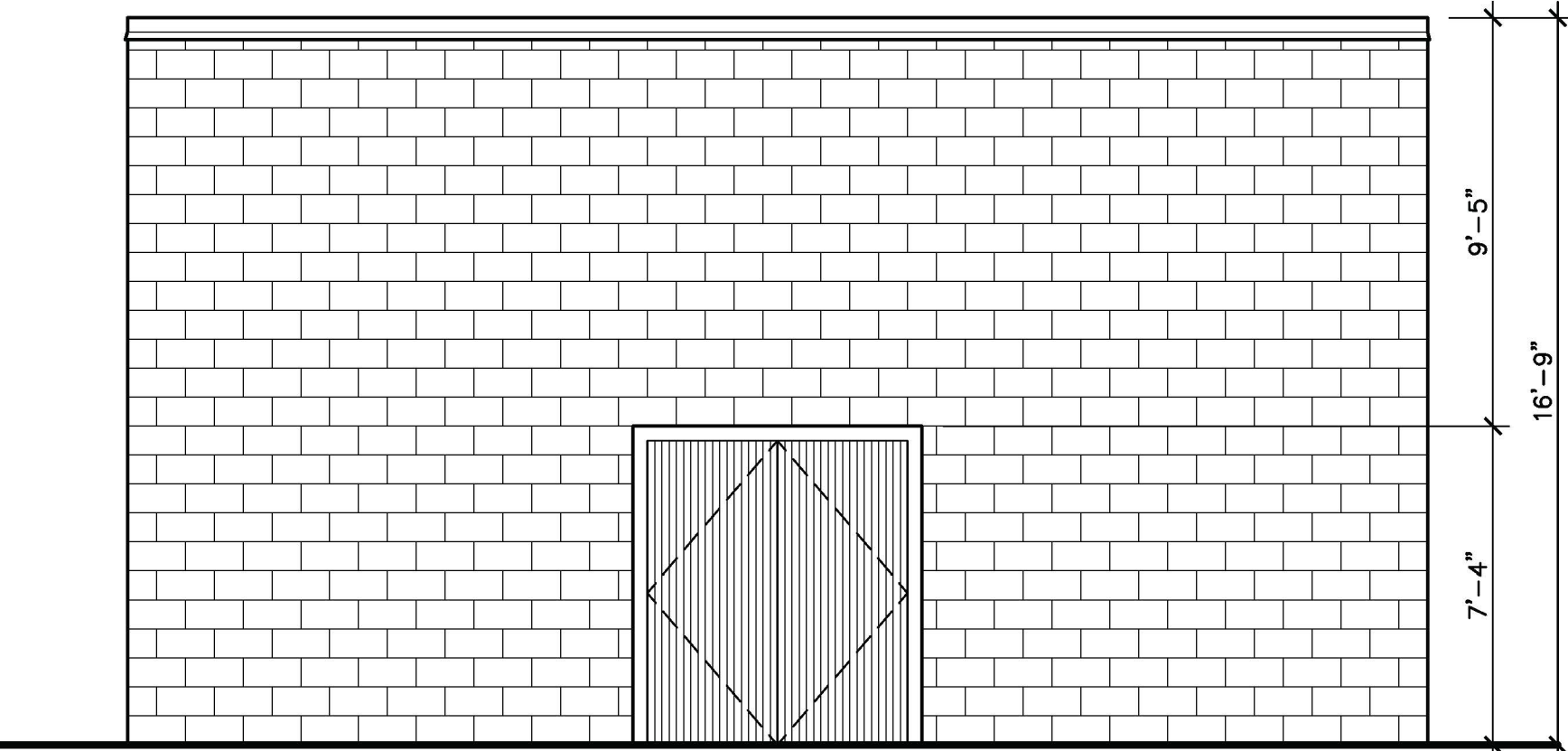
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
August 6th, 2025

DATE
John Holland
Digitally signed by John Holland
Date: 2025.08.09 10:48:23 -0500

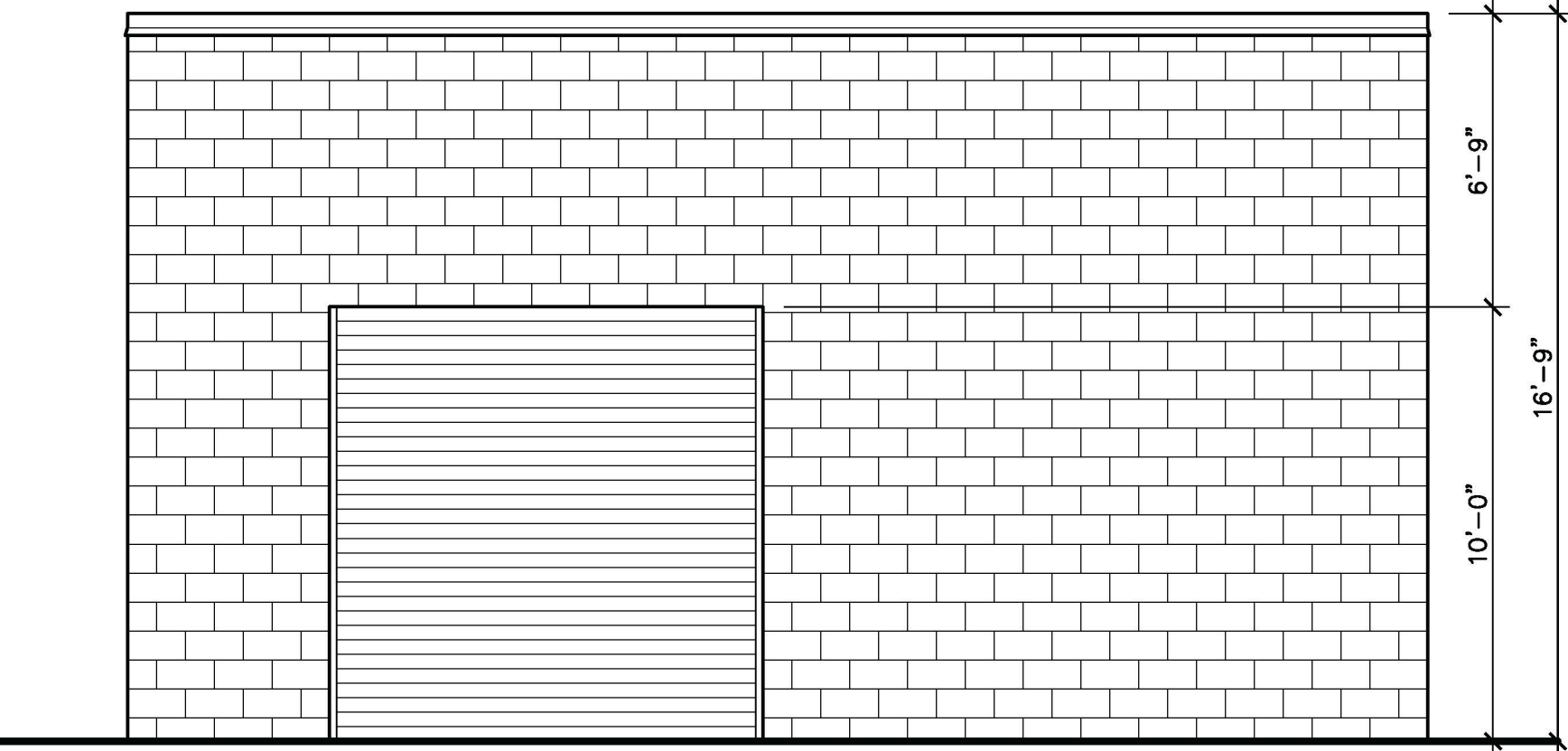
APPLICANT
Kevin Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

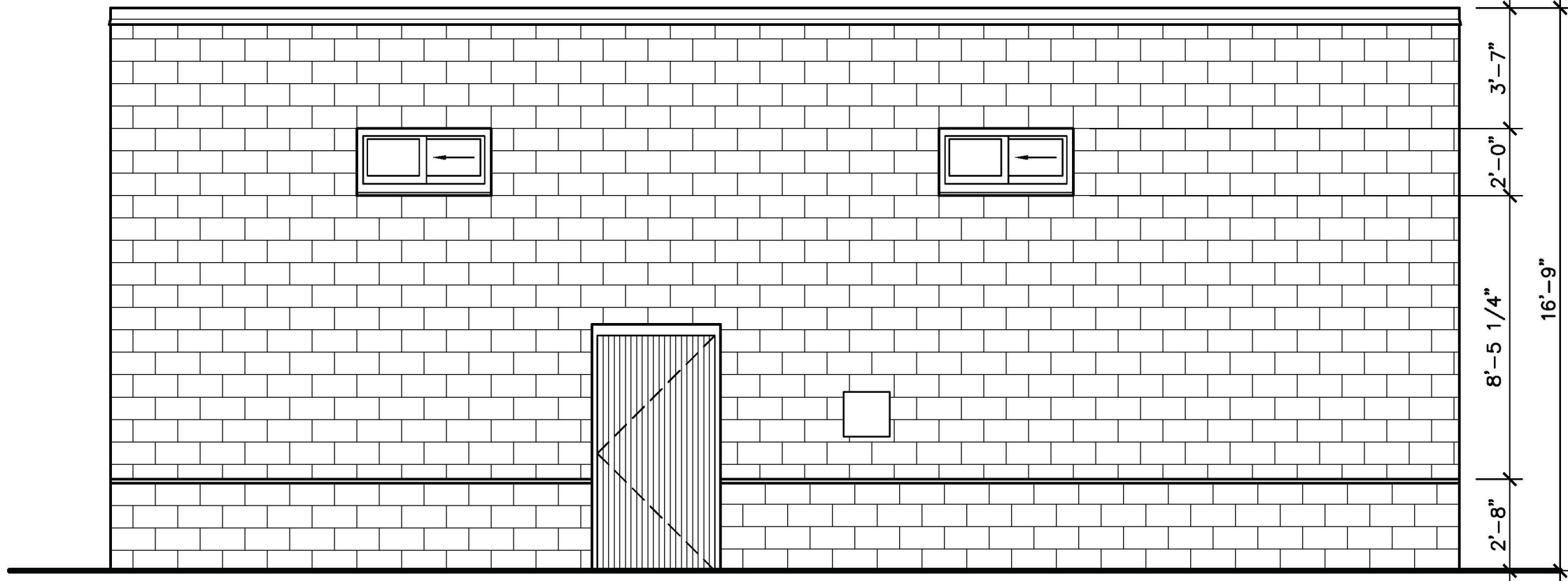
CITY MANAGER



SIDE ELEVATION 4
SCALE: 1/4"= 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4"= 1'-0"

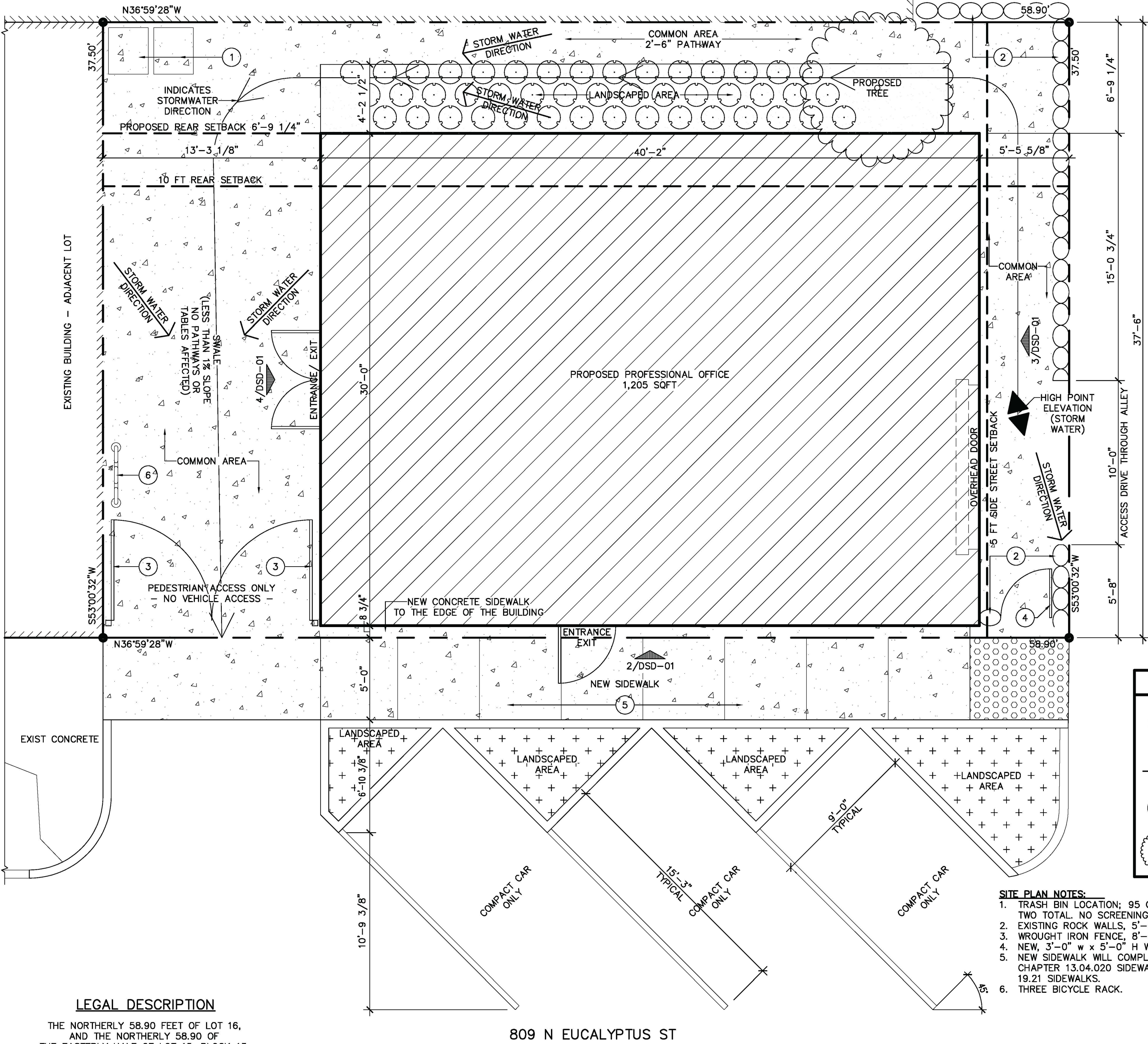


MAIN ELEVATION 2
SCALE: 1/4"= 1'-0"

PARKING TABLE — 809 N EUCALYPTUS ST					
AUTOMOBILE & LIGHT TRUCK		BICYCLE	HEAVY TRUCK TRAILER	GRAVEL SCREEN PARKING	
MINIMUM	MAXIMUM			REQUIRED	NOTES
1/576 SF GFA	1/400 SF GFA	NOTE 3	1/200,000 SF	ALLOWED	2A, B

PARKING CALCULATION					
100% PARKING REDUCTION REQUESTED					
USE DESCRIPTION	MIN	MAX	REQD	PROVIDED (ON SITE)	PROVIDED (DIAGONAL)
OFFICE	1 @ 576	1 @ 400	3	0	3
BICYCLE			3	3	0
HEAVY TRUCK TRAILER	1 @ 200,000		0	0	0

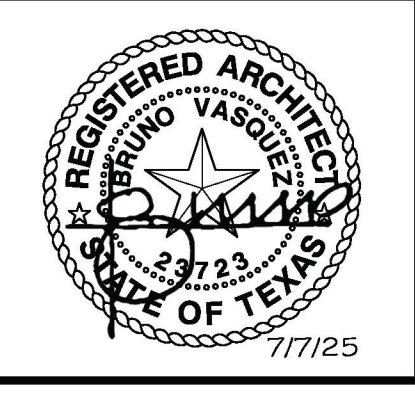
EXISTING BUILDING — ADJACENT LOT



LEGAL DESCRIPTION

THE NORTHERLY 58.90 FEET OF LOT 16,
AND THE NORTHERLY 58.90 OF
THE EASTERLY HALF OF LOT 15, BLOCK 13,
COTTON ADDITION, AN ADDITION TO THE CITY OF EL PASO
EL PASO COUNTY, TEXAS

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ ZONE CRITERIA FOR SECTION 20.14.080:
A. Office, Educational or Institutional less than or equal to 5000 SF building:
Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee, and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:
Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site, including transport drop-offs and stock-in-trade.
All road parking for visitors, customers, employees, or patrons shall be hard surfaced. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
All access drives to required parking shall be hard surfaced.
All Loading Docks and all other loading areas shall be hard surfaced.
NOTE 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.



WAREHOUSE REMODELING
CONTROL & EQUIPMENT COMPANY
809 N EUCALYPTUS ST EL PASO, TX 79903

ISSUED FOR
SPECIAL PERMIT
APPLICATION; NOT
FOR CONSTRUCTION

NO.	REVISION

SHEET:
DSD-01
DETAILED SITE
DEVELOPMENT PLAN

809 Eucalyptus

City Plan Commission — July 17, 2025



CASE NUMBER: PZST25-00002
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: John M. Holland, LLC
REPRESENTATIVE: Bruno Vasquez
LOCATION: 809 N. Eucalyptus Street (District 8)
PROPERTY AREA: 0.05 acres
EXISTING ZONING: C-4 (Commercial)
REQUEST: Special Permit and Detailed Site Development Plan approval for an office warehouse with a 100% parking reduction and rear setback reduction in the C-4 (Commercial) zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: Seventeen (17) letters in support received as of July 10, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a 100% parking reduction and rear yard setback reduction for professional office use in a C-4 (Commercial) zone district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST25-00002



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 the proposed use of a professional office with a 100% parking reduction and reduced rear setback reduction in a C-4 (Commercial) zone district. The detailed site development plan shows an existing 1,200 square foot building that will remain with a maximum height of 16 feet 9 inches and a proposed rear yard setback of 6 feet 9-¼ inches. Access to the subject property is provided from Eucalyptus Avenue. The applicant is requesting the following:

Density/Dimensional Standard C-4 (Commercial) Zone District - Other Permitted Uses (Office, professional)	Required	Proposed
Lot area	No minimum required.	N/A
Lot width	No minimum required.	N/A
Lot depth	No minimum required.	N/A
Front yard setback	0 feet.	No Change
Rear yard setback	10 feet.	6 ft. 9 ¼ in.
Side yard setback	10 feet when abutting residential or apartment district	No change

Note: Bold indicates requested reduction.

The development requires a minimum of three (3) parking spaces and three (3) bicycle spaces, with the three (3) bicycle spaces provided. The applicant is requesting a 100% parking reduction of the three (3) vehicular spaces. A parking study was submitted as required (Attachment 4), which shows forty-four (44) on-street parking spaces within 300 feet of the subject property with an average of twenty-one (21) on-street parking spaces available per day. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code. Pedestrian access will be from N. Eucalyptus Street.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 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. 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 the recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Land Use designation. The proposed development will integrate with commercial uses along Eucalyptus Street and the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	A TIA was not required for the proposed development. The applicant is coordinating installation of three (3) on-street parking spaces in the right-of-way abutting the subject property on North Eucalyptus Street. Additionally, the property has immediate access to Montana Avenue and Yandell Drive which are designated as a major and minor arterial, respectively, in the City's Major Thoroughfare Plan (MTP).
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 impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	The 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 provide adequate landscaping and/or screening where required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The subject property is located adjacent to office and restaurant uses which consist of the same C-4 (Commercial) zoning district.
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 the surrounding development. The surrounding development will not be impacted due to the commercial nature of the area.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

Criteria	Does the Request Comply?
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 Cotton Addition Subdivision, platted in 1907.
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 proposed construction does not extend into an area previously used to accommodate off-street parking. The property has never had any off-street parking.
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 majority of the subject property is occupied by an existing structure. It is not feasible to accommodate the parking needed to serve the use 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. There are no vacant areas within 300 feet to accommodate the required parking off-site.

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 existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	Yes. The proposed development is consistent with the Future Land Use designation and is compatible with the existing surrounding development that is comprised of commercial uses such as offices and restaurants.

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. The immediate and surrounding area consists of the same C-4 (Commercial) zoning district and the proposed use of a professional office is permitted by right.</p>
<p>THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<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 not located within a historic district or special designation area.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</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 rezonings in the last 10 years.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The existing zoning will not be changed. Due to the current zoning issues constraining the property, a special permit will be required to reduce parking and the required rear yard setback.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has direct access from N. Eucalyptus Street as well as access from Montana Avenue and Yandell Drive which are designated as a local, major and minor arterial, respectively, under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least seven (7) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.08 miles away along Montana Avenue. The applicant has coordinated with the Streets and Maintenance Department and will be providing three (3) on-street parking spaces. Sidewalks are currently present along N. Eucalyptus Street and there will be no vehicular access to the subject property.

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

PUBLIC COMMENT: The subject property lies within the bounds of three (3) recognized neighborhood associations including the Five Points Development Association, El Paso Central Business Association and the Sunrise Civic Group. As of July 10, 2025, the Planning Division has received seventeen (17) letters in support of the request.

RELATED APPLICATIONS: None.

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

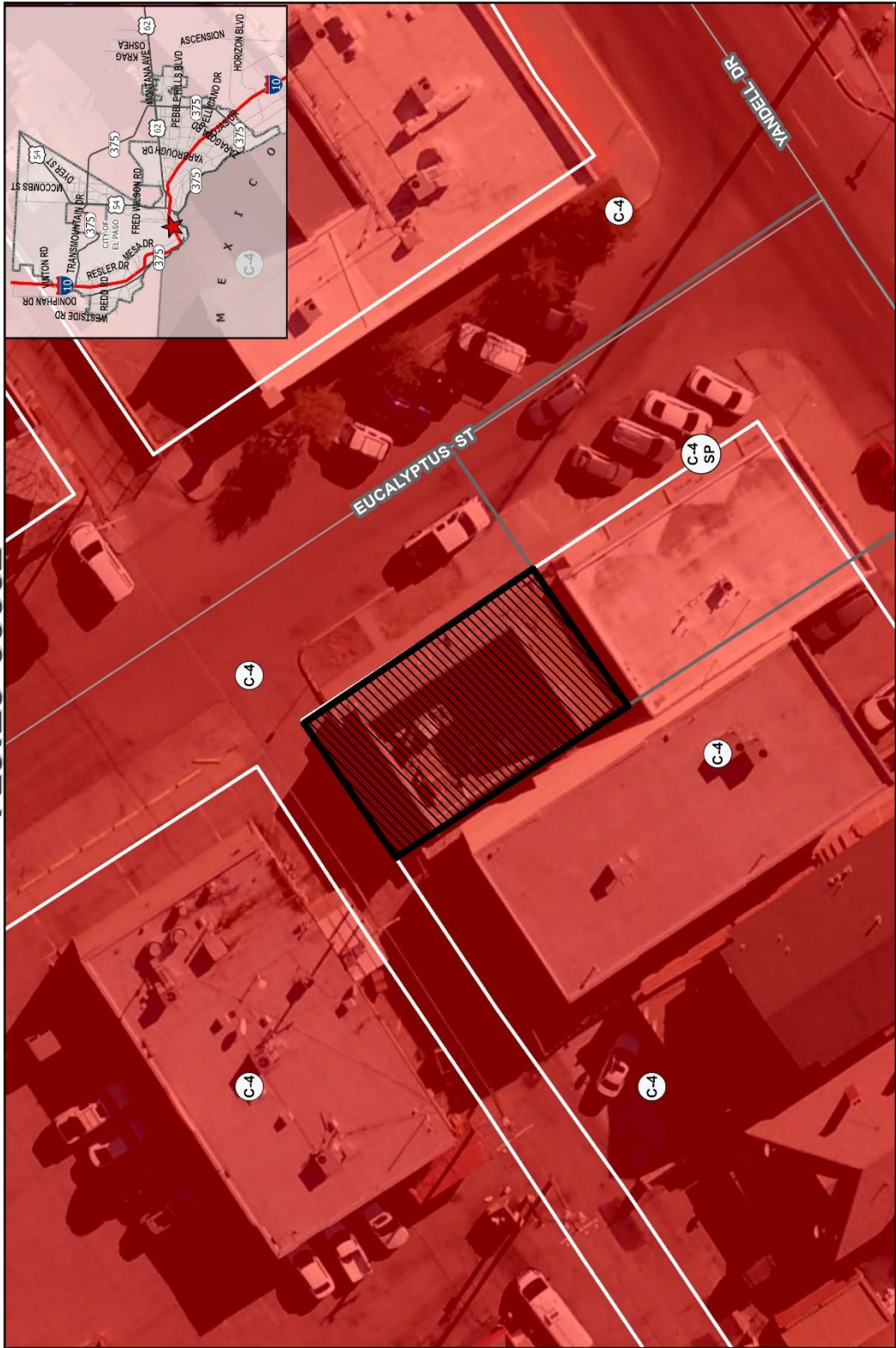
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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 Plan
3. Elevations
4. Parking study
5. Department Comments
6. Neighborhood Notification Boundary Map
7. Letters of Support

ATTACHMENT 1

PZST25-00002



Subject Property



The map is designed for illustrative purposes only. The features depicted here are approximate and more detailed features may not be shown. The map is not a legal document and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

[illegible]

LANDSCAPE REQUIREMENTS
LANDSCAPABLE AREA REQUIRED: 2,208.75 = 1205.00+ .003.75 = 0.15= 150.56 SF

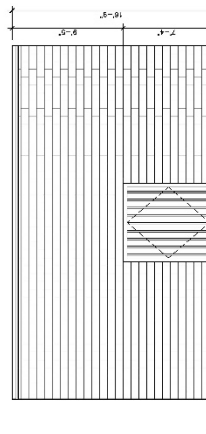
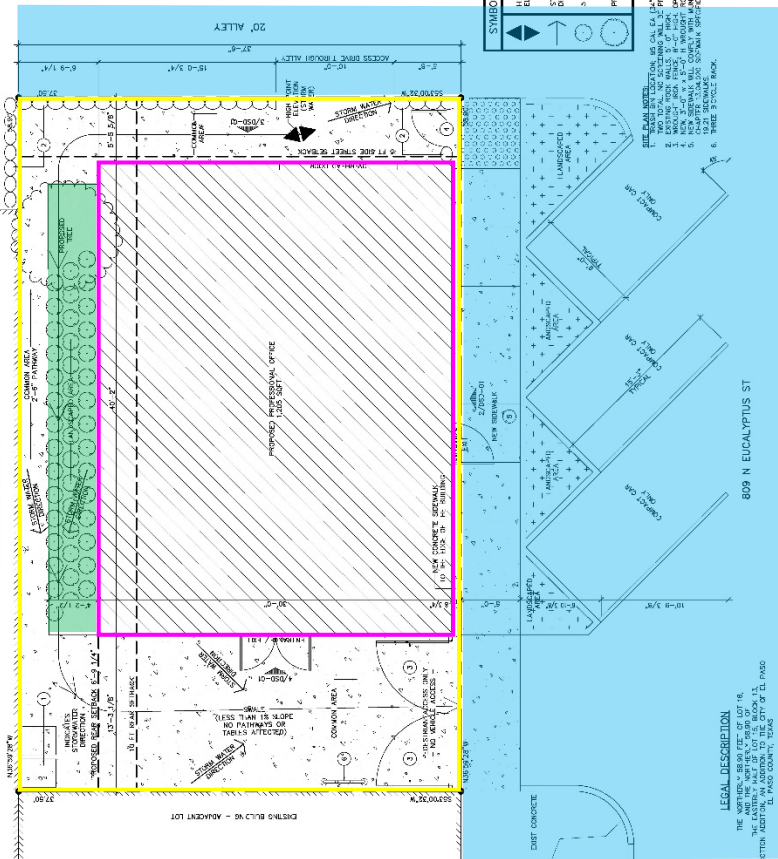
STREET TREES 4/4

PARKING TABLE - 809 N EUCALYPTUS ST 4.00 OFFICE BUSINESS				
AUTOMOBILE & LIGHT TRUCK		HEAVY TRUCK TRAILER	GRAVEL SOURCE PARKING	
MINIMUM	MAXIMUM		REQUIRED	NOTES
1/076 SF EPA	1/400 SF GFA	NOTE 3	1/200,000 SF	ALLOWED 2A, B

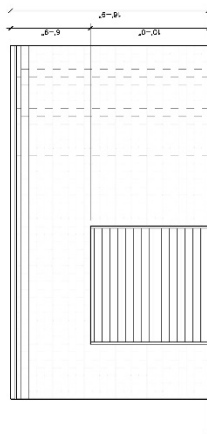
USE DESCRIPTION	MIN.	MAX.	REQD.	PROVIDED
100% PARKING REDUCTION REQUESTED				
PARKING CALCULATION				

TEST	UNIT	TEST	UNIT	PROPOSED (ON SITE)	PROPOSED (OFF-SITE)
SOIL REMEDIATION		SOIL GC	1 @ 525	3	0
		30°C/C	1 @ 400	3	0
		HAZ TRUCK WALKER	1 @ 250,000	0	0

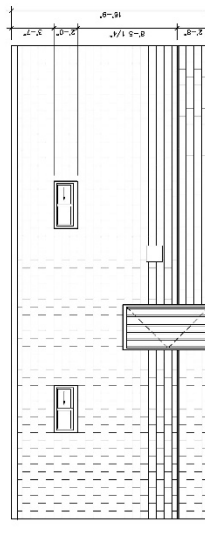
EXISTING BUILDING - ADJACENT LOT -



SIDE ELEVATION 4
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE 1/4" = 1'-0"



MAIN ELEVATION 2

[illegible]

**WAREHOUSE REMODELING
CONTROL & EQUIPMENT COMPANY**
809 N EUCLYPTUS ST.
EL PASO, TX 79903

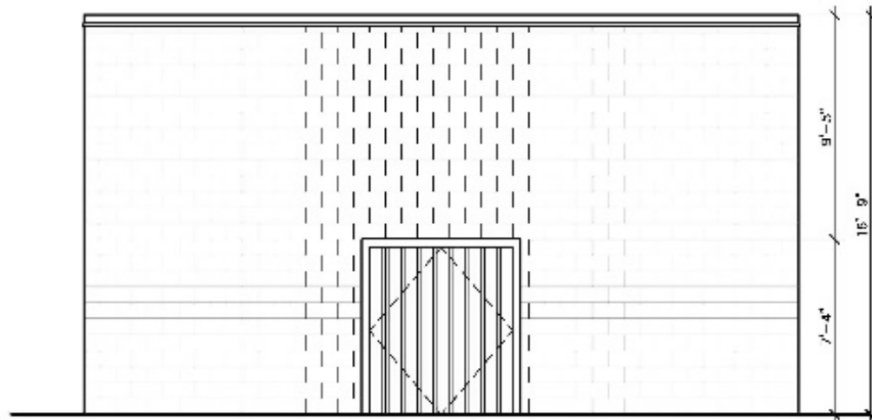
ISSUED FOR
SPECIAL PERMIT
APPLICATION; NOT
FOR CONSTRUCTION

[illegible]

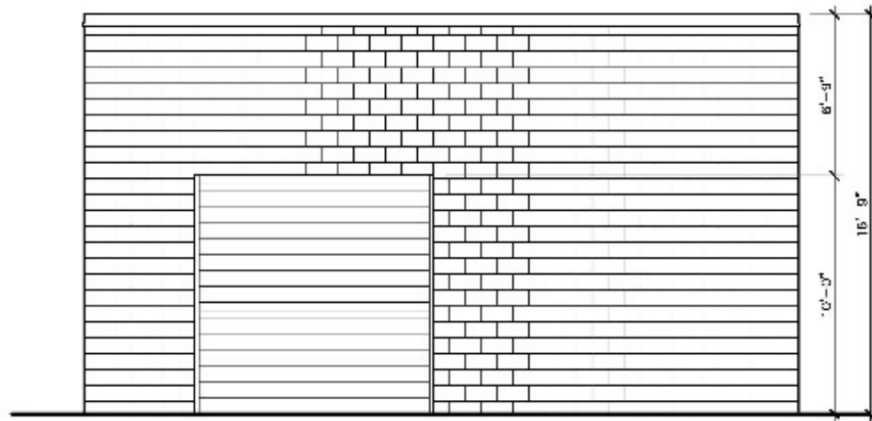
STILL 1:
DSD-01
DETAILED SITE
DEVELOPMENT PLAN

DETAILED SITE DEVELOPMENT PLAN 1" = 80' SCALE 1/4" = 1' PLAN TRUE

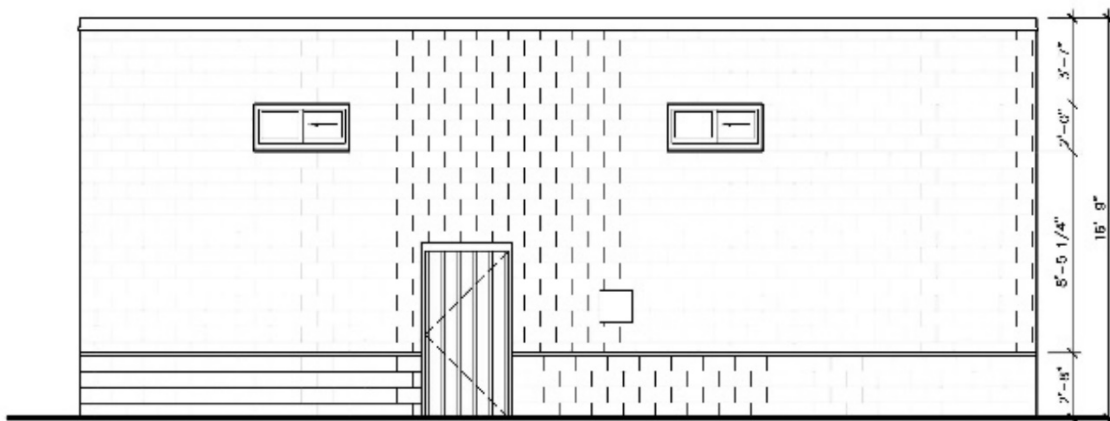
ATTACHMENT 3



SIDE ELEVATION 4
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (FACING ALLEY) 3
SCALE: 1/4" = 1'-0"

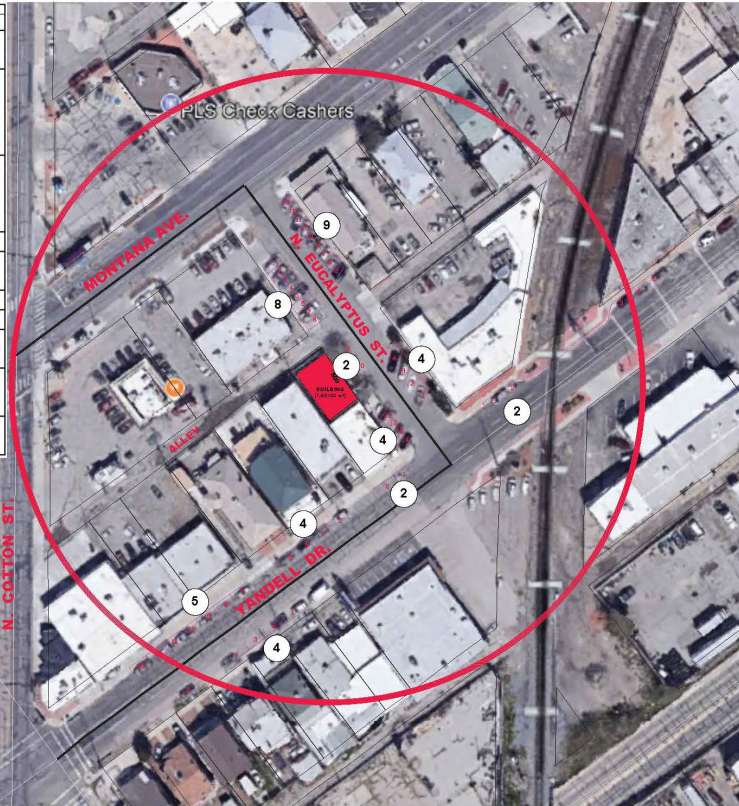


MAIN ELEVATION 2
SCALE: 1/4" = 1'-0"

ATTACHMENT 4

809 EUCALYPTUS STUDY MAP (300' ON-STREET PARKING REDUCTION)

Location	Id #	Size	Qty
Eucalyptus Eastern ROW	1	12'0" x 15'5"	4
	2	12'0" x 15'5"	
	3	12'0" x 15'5"	
	4	12'0" x 15'5"	
	5	9'0" x 15'0"	9
	6	9'0" x 15'0"	
	7	9'0" x 15'0"	
	8	9'0" x 15'0"	
	9	9'0" x 15'0"	
	10	9'0" x 15'0"	
	11	9'0" x 15'0"	
Eucalyptus Western ROW	12	9'0" x 15'0"	8
	13	9'0" x 15'0"	
	14	9'0" x 15'0"	
	15	9'0" x 15'0"	
	16	8'5" x 15'0"	2
	17	8'5" x 15'0"	
	18	8'5" x 15'0"	
	19	8'5" x 15'0"	
	20	8'5" x 15'0"	2
	21	8'5" x 15'0"	
	22	8'5" x 20'0"	
Yandell Northern ROW	23	8'5" x 20'0"	2
	24	11'0" x 15'0"	
	25	11'0" x 15'0"	
	26	11'0" x 15'0"	
	27	11'0" x 15'0"	2
	28	8'5" x 18'0"	
	29	8'5" x 18'0"	
	30	8'5" x 20'0"	
	31	8'5" x 20'0"	4
	32	8'5" x 20'0"	
	33	8'5" x 20'0"	
Yandell Southern ROW	34	8'5" x 20'0"	5
	35	8'5" x 20'0"	
	36	8'5" x 20'0"	
	37	8'5" x 20'0"	
	38	8'5" x 20'0"	4
	39	8'5" x 20'0"	
	40	8'5" x 20'0"	
	41	8'5" x 20'0"	
	42	8'5" x 20'0"	4
	43	8'5" x 20'0"	
	44	8'5" x 20'0"	



EUCALYPTUS ST.
27 SPACES
YANDELL DR.
17 SPACES
TOTAL: 44 SPACES

STREET NAME	STREET	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	TOTAL	TOTAL
	PARKING															AVAIL	NOT AVAIL
EUCALYPTUS:																	
A. Eastern ROW:		1														9	4
		2														6	7
		3														6	7
		4														12	1
		5														13	0
		6														10	4
		7														8	5
		8														2	11
		9														3	10
		10														2	11
		11														1	12
		12														1	12
		13														2	11
B. Western ROW:		1														4	9
		2														4	9
		3														3	10
		4														2	11
		5														3	10
		6														5	8
		7														10	3
		8														10	3
		9														10	3
		10														10	3
		11														10	3
		12														10	3
		13														10	3
		14														10	3
YANDELL:																	
A. Northern ROW:		1														4	9
		2														2	11
		3														11	2
		4														11	2
		5														8	5
		6														8	5
		7														3	10
		8														3	10
		9														3	10
		10														3	10
		11														3	10
		12														3	10
		13														3	10
		14														3	10
		15														1	12
B. Southern ROW:		1														10	3
		2														2	11
		3														11	2
		4														0	13
																TOTAL NUMBER OF ON-STREET PARKING SPACES AVAILABLE/ NOT AVAILABLE IN A 12HR TIME	
																268	331
																45%	55%
																21	29
																TOTAL AVERAGE NUMBER OF ON-STREET PARKING SPACES AVAILABLE/ NOT AVAILABLE PER	

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for parking reduction and rear yard setback reduction for the use of a professional office in a C-4 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.14.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City’s adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed setback and parking reduction.

Planning and Inspections Department – Land Development

Recommend approval.

Coordinate with City Of El Paso Street & Maintenance department for proposed angle parking in the R.O.W.

Provide and label note “All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards” on the plan.

Be sure to focus on obtaining a gradual slope transition (8.3% max) between the concrete at Gate #3 and ADA sidewalk ramp in R.O.W.

Fire Department

No adverse comments.

Police Department

The 9-1-1 District has no comments or concerns regarding this special permit.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic and Transportation

No objections to the application.

On one of the 3 parking spaces being provided (in front of the proposed building), shall be designated an ADA parking space as required.

Street Lights Department

Street Lights Department does not object to this request.

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.

Sun Metro

Special Permit does not affect Sun Metro transit services or operations.

El Paso Water

There is an existing 8-inch diameter water main that extends along the alley north of Yandell Dr. located approximately 12-feet north of the property. This main is available for service.

EPWater-PSB records indicate two active 3/4-inch domestic water meter serving the subject property. The service addresses for these meters are 809 Eucalyptus St. and 1921 Yandell Dr.

Previous water pressure reading from fire hydrant #1636, located at the intersection of Montana Ave. and Cotton St., has yielded a static pressure of 88 psi, a residual pressure of 86 psi, and a discharge of 949 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.

EPWU-PSB Comments

EPWater-PSB does not object to this request.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the alley north of Yandell Dr. located approximately 10-feet north of the property. This main is available for service.

General

EPWater-PSB requires a new service application to provide additional 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.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

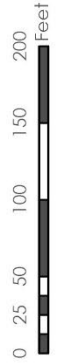
Texas Gas Service has an active service line at 809 N. Eucalyptus St.

El Paso Electric

We have no comments for the 809 N. Eucalyptus rezoning request.

ATTACHMENT 6

PZST25-00002



Subject Property

 300 Feet Notice Area

 Notified Properties



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used as a legal document. The map is not a survey and may be required to draw accurate conclusions. The map is not a survey and may be required to draw accurate conclusions. The map is not a survey and may be required to draw accurate conclusions.

ATTACHMENT 7



FIVE POINTS DEVELOPMENT ASSOCIATION, INC.
P.O. BOX 3612
EL PASO, TEXAS 79923-3612

January 16th, 2025

City of El Paso
Planning and Inspections Department
811 Texas Avenue
El Paso, TX 79901

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Fred Evans, President
Five Points Development Association

Tanny Berg
El Paso Central Business Association

January 10, 2025

Subject : 809 N. Eucalyptus Street improvement construction project special permit application

To whom it may concern,

I am not opposed to the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in the area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking just like the buildings have right next door. This is good because it would add a couple more public parking spaces.

Best Regards,

Tanny Berg
Founder
El Paso Central Business Association

Francis PROPERTIES

December 13, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

Please consider this letter in support of the City of El Paso granting a permit to Mr. John Holland for the improvements and construction at 809 N. Eucalyptus Street. Currently, the building is an eyesore and is in much needed repair. The reconstruction of the building will have a positive impact on the area.

Due to new setback rules from the original construction date 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City granting this permit allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. I am also supportive of this request as it will provide additional parking availability in the neighborhood.

Please let me know if you have any questions.

Best Regards,



L. Frederick Francis
Francis Properties

1701 E. Yandell • El Paso, TX 79902 • Mailing Address: P.O. Box 3739 • El Paso, TX 79923 3739
Phone: 915.351.8000 • francisproperties.com



January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Ryan McNellis, President
Wing Daddy's Sauce House
2021 E Yandell
El Paso TX 79903



January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,

Juan Barba, Manager

El Paso Saddlery

2025 E Yandell

El Paso TX 79903

2025 E. Yandell • El Paso, TX 79903 • Ph. (915) 544-2333 • Fax (915) 544-2535

Prime Capital MANAGEMENT

December 16, 2024

City of El Paso
Planning
300 N. Campbell
El Paso, Texas 79901

Re: 809 N. Eucalyptus Street - Construction project special permit application

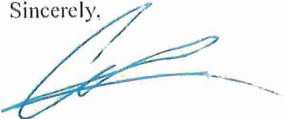
To whom it may concern,

I am writing this letter in support of Mr. John Holland obtaining a permit from the City of El Paso for improvements and construction at 809 N. Eucalyptus Street. This property is in dire need of repairs and the reconstruction of the building will have a positive impact on the neighborhood.

Because of the new setback rules from the original construction from 70 years ago, the much-needed repair to the current building requires a special permit. I am in favor of the City of El Paso granting this permit and allowing for the back wall to be 38 inches into the rear yard setback. In addition, the owner of the property is also proposing diagonal parking in front of the property instead of the current parallel parking, which I am also in support of this request as it will provide additional parking in the neighborhood.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Ceci Figueroa, President
Prime Capital Management, Inc.

1701 E. Yandell | El Paso, Texas 79902 | (915) 351-8000

January 8th, 2025

To whom it may concern,

Subject: 809 N. Eucalyptus St Construction Project Special Permit Application

This Letter is to inform you that I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Sincerely,



Mario Southern, President

Dry River Holdings

2022 E Yandell

El Paso TX 79903



Jay L. HARMAN FIRE EQUIPMENT COMPANY

Ross Logue
Jay L. Harman Fire Equipment Co.
1930 E Yandell Dr.
El Paso, Tx. 79903

12/17/24

Subject : 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Ross Logue

Ph. (915) 533-7021 • Fax (915) 533-0079
1930 E. Yandell • El Paso, TX 79903 • www.jhfire.com • email: info@jhfire.com

JOSE YANAR
JAYCAL, INC.
1919 E. YANDELL DR.
EL PASO, TX. 79903
1/03/2025

Subject: 809 N. Eucalyptus Street construction project special permit application


To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear setback. Even though the rear wall will be rebuilt in the same footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,



Jose Yanar



Control & Equipment Company

2001 E. Yandell • El Paso, Texas 79903 Phone (915) 545-2256 • Fax (915) 545-1354
www.controlandequipment.com

Jason Gill

President

Control & Equipment Company

2001 E. Yandell

El Paso, TX, 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,

Jason Gill

BARNHART-TAYLOR, INC.

1602 E. YANDELL Dr.
EL PASO, TEXAS 79902

Ph. #915-533-1231

Fax #915-533-8942

E-mail Address: juanvillalobos@barnharttaylor.com

January 10, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Improvements by the city in our area such as the street paving repairs on E. Yandell Dr. and new LED street lighting have helped the area quite a bit. Business owners that improve the visibility of their existing structures are also helping the area's image.

Regards,
Juan M. Villalobos, PE
Vice President

Barnhart-Taylor, Inc.
915-727-1951

Arturo Gonzalez
Su Casa Mexican Restaurant
2030 E Yandell Dr
El Paso, TX 79903
915-544-5136

January 6, 2025

Subject: 809 N Eucalyptus Street Construction Project Special Permit Application

To Whom It May Concern:

I am in favor of the improvement/ construction project at 809 N Eucalyptus street because it will look much better than the old dilapidated building. This will have a positive impact on our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N Eucalyptus street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best regards,
Arturo Gonzalez



Jose Gomez
Timo's Restaurant
2000 Montana
January 8, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application
To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old, dilapidated building. This will have a positive impact in our area.

I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location and footprint as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,
Jose Gomez

Laura V. Gill

Control & Equipment Company

1921 E. Yandell Dr., El Paso, TX 79903

January 16, 2025

Subject: 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement/construction project at 809 N. Eucalyptus Street because it will provide a much better look than the current dilapidated building. The improved building will have such a positive impact in our community. It is exciting to see our community thrive with such improvements.

I am aware that the new owner of that building is applying for a special permit because the back wall would be 38 inches into the rear setback. Even though the rear wall will be rebuilt in the same footprint of the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is would be great because it would add a couple of more public parking spaces.

Best Regards,



Laura V. Gill

Operations Manager, Control & Equipment

JOLLIFFCO, L.L.C.

1922 E. Yandell Drive

El Paso, Texas 79903

Travis Jolliff
Jolliffco, L.L.C.
1922 E. Yandell Dr.
El Paso, Tx. 79903

12/18/24

Subject : 809 N. Eucalyptus Street construction project special permit application

To whom it may concern,

I am in favor of the improvement / construction project at 809 N. Eucalyptus Street because it will look much better than the old dilapidated building. This will have a positive impact in our area.

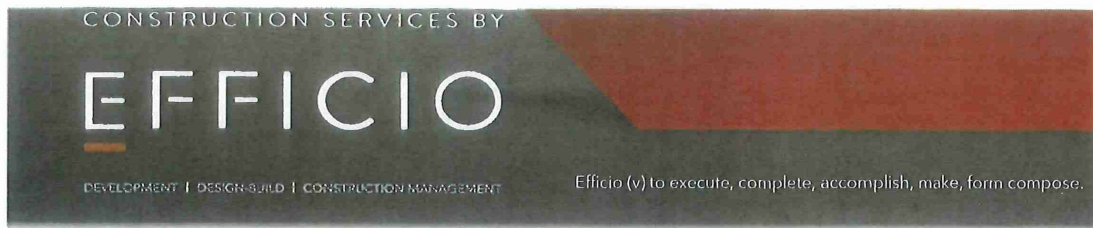
I am aware the new owner of that old building is applying for a special permit because the back wall would be 38 inches into the rear yard setback. Even though the new rear wall will be built in the same location as the original old building, the new setback rules have changed from 70 years ago.

I am also aware that the new owner is proposing diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking. This is good because it would add a couple more public parking spaces.

Best Regards,



Travis Jolliff



January 10, 2025

To: John Holland, CEO
Control & Equipment Company
2001 E. Yandell 79902
El Paso, TX.

RE: Subject: 809 N. Eucalyptus Street construction project special permit application

To Whom It May Concern,

Efficio encourages and supports any businesses willing to invest in the area. The proposed improvements for 809 N. Eucalyptus Street will enhance the area and more importantly bring job opportunities to the area. We understand that the proposed footprint of the building will encroach 38" into the rear yard setback, and a special permit will be required. We understand the challenges of building in the inner city and that it is reasonable that some variations will be necessary to make the design and intended use of the building work. We have no objections to such modifications.

The owner has proposed diagonal parking in front of 809 N. Eucalyptus Street instead of the current parallel parking space and it is necessary to accommodate parking spaces for occupants. The streets are wide and can accommodate the public parking spaces.

We hope that the city will work with Mr. Holland to revitalize his property and bring much needed Economic Development to the area. If you have any questions, please do not hesitate to contact me.

Sincerely,
Efficio Construction Services, LLC

Juan M. Villalobos Jr.
Sole Member
juanv@efficiollc.com
T. (915) 219-4347 ext. 4
M. (915) 373-0867

1600 E. Yandell Dr. | El Paso, Texas 79902 | O. 915.219.4347 | www.efficiollc.com

Carlos Aguirre
AyCaramba Restaurant!
1926 Montana
El Paso, Tx. 79903
1/6/2025

Subject: 809 Eucalyptus Street, Construction Project
Special Permit

To whom it may concern:

I am in favor of the improvement/construction project at
809

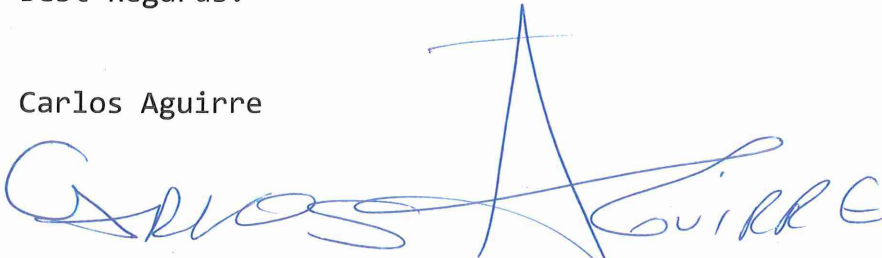
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and will make a positive impact in our area.

I'm aware the new owner of the building is applying for a
special permit because of the back wall will be 38 inches
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rebuilt in the same footprint as the original old
building. The new setback rules have changed from 70 years
ago.

I'm also aware that the new owner is proposing diagonal
parking in front of 809 N. Eucalyptus Street, instead of
the current parallel parking.

Best Regards.

Carlos Aguirre

A handwritten signature in blue ink, appearing to read 'Carlos Aguirre', with a large, stylized 'A' in the center.