

2000 Grandview

City Plan Commission — January 29, 2026



SPECIAL PERMIT

CASE NUMBER:	PZST25-00012
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	Emilio Montes
REPRESENTATIVE:	Lorena Armenta
LOCATION:	2000 Grandview Ave. (District 8)
PROPERTY AREA:	0.10 acres
EXISTING ZONING:	R-5 (Residential)
REQUEST:	Special Permit and Detailed Site Development Plan approval for Infill Development with a reduction to the lot depth and front, rear, and side setbacks in the R-5 (Residential) zone district
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) phone call of inquiry and one (1) phone call in opposition received as of January 22, 2026

SUMMARY OF REQUEST: The applicant is requesting a Special Permit and Detailed Site Development Plan approval for an Infill Development with a reduction to the lot depth and the front, rear and side setbacks for a proposed use of a duplex in an R-5 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the Special Permit and Detailed Site Development Plan for Infill Development with a reduction to the lot depth and front, rear, and side setbacks in the R-5 (Residential) zone district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. The proposed development is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Special Permit and Detailed Site Development Plan for Infill Development in a R-5 (Residential) zone district to allow for a duplex. The subject property is currently vacant. The Detailed Site Development Plan (Attachment 2) illustrates a proposed one-story structure with a maximum height of twelve-feet, eight inches (12'-8"), consisting of two (2) dwelling units totaling 2,453.09 square feet of gross floor area. The following table summarizes the reductions being requested:

R-5 (Residential) Zone District – Two-family dwelling (Duplex)		
Density/Dimensional Standard	Required	Proposed
District Area (min.)	6,000 *	4,537.51
Lot Width (average min.)	50 Feet	137.50
Lot Depth (min.)	90 Feet	66.73
Front Yard Setback (min.)	10 Feet	0 Feet
Rear Yard Setback (min.)	10 Feet	4 Feet 4 Inches
Cumulative Front & Rear Yard Setback (min.)	45 Feet	4 Feet 4 Inches
Side Yard Setback (min.)	5 Feet	3 Feet
Cumulative Side Yard Setback (min.)	N/A	N/A

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

Note: Bold indicate requested reductions

In addition to the request above, the applicant qualifies for a parking reduction under the Infill Development provisions, which grant an automatic 50% reduction to the minimum parking requirements. The applicant is proposing three (3) parking spaces which represents a 25% reduction in parking from the four (4) spaces required. Vehicular and pedestrian access will be provided from Grandview Avenue. The Detailed Site Development Plan complies with all applicable standards of the El Paso City Code.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property was annexed into the City of El Paso prior to 1955.
Mandatory Design Requirement 1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible, accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50. 070.F5.	Yes. The Zoning Administrator granted an exception due to elevation constraints and irregular lot shape, the subject property is unable to provide on-site surface parking via the rear alleyway or side.
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The proposed development will orient the building toward Grandview Avenue and provide pedestrian pathways from the public sidewalk to each proposed duplex.
Mandatory Design Requirement 1.3: 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 subject property is the only lot within the block that has frontage along Grandview Avenue. For this reason, the proposed front setback of the development will not affect the established average front setbacks in the area.
Selective Design Requirement 2.5: The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.	Yes. The proposed development will provide a primary structure with a total width equal to or greater than 80% of the lot's width along the main street frontage. The total width of the proposed structure will be 110.0 feet, representing 80% of the total lot width of 137.50 feet.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural	Yes. The proposed Infill Development will comply with the architectural component requirements as outlined in the Community Design Manual of <i>Plan El Paso</i> . The

styles defined in the Community Design Manual of Plan El Paso.	single-story structure will adhere to the Contemporary Style and will include the required features.
Selective Design Requirement 2.10: For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.	Yes. The subject property has remained vacant for no less than 15 years and has never been developed.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. Aside from the requested reductions, the Detailed Site Development Plan complies with all applicable standards of the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with recommendations of <i>Plan El Paso</i> , and the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with existing single-family dwellings, while providing pedestrian access from Grandview Avenue to enhance and connect the streetscape.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property has direct access to Grandview Avenue, which is classified as a local street on the City of El Paso's Major Thoroughfare Plan (MTP). The reviewing departments did not have any adverse comments and the existing infrastructure is deemed appropriate for the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No adverse impacts are anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements based on the detailed site development plan and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. The subject property does not involve greenfield areas, environmentally sensitive land, or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development does not require landscaping per Section 18.46 of the El Paso City Code.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed use and building design are compatible with the surrounding properties in the immediate area. The surrounding area is comprised mostly of single-family dwellings and will maintain a residential character under the same R-5 (Residential) zone district.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is comparable in intensity and scale to the surrounding area and is not expected to create socioeconomic or physical impacts on neighboring properties.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it 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 meets the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with nearby single-family dwellings. The principal structure will be oriented towards Grandview Avenue and provide enhanced pedestrian connectivity via dedicated pedestrian paths to each dwelling unit.
<p>Compatibility with Surroundings: The current zoning district is compatible with those surrounding the site:</p> <p>R-5 (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	Yes. The subject property is located in an area comprised mostly of properties that are zoned R-5 (Residential). The proposed duplex use is permitted by right in the R-5 (Residential) zone district and will complement existing and surrounding residential uses.
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	The proposed development is not located within any historic or other special designation districts.
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.</p>	The proposed development is not expected to result in any adverse impacts on the surrounding community as it is predominantly residential.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	The subject property does not involve any greenfield areas, environmentally sensitive land, or arroyo disturbance.
<p>Stability: Whether the area is stable or in transition.</p>	The surrounding area is generally stable, with only two properties undergoing rezonings in the past 10 years.
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	The existing zoning district will remain unchanged. The special permit will permit development of the property as proposed.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along Grandview Avenue, which is designated as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and

is adequate to support the proposed development. Pedestrian access will be provided from an existing five-foot (5') sidewalk along Grandview Avenue and vehicular access will also be provided from Grandview Avenue. Public transit is readily available, with four (4) bus stops located within a five-minute walking distance (0.25 miles) of the subject property. The nearest bus stop is located 0.07 miles away, at the corner of Grandview Avenue and Cotton Street.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were provided by the reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of the El Paso Central Business Association, Sunrise Civic Group, and the Central El Paso Community Organization, which were all notified of the special permit application by the applicant. Notices were mailed to property owners within 300 feet of the subject property on January 16, 2026. As of January 22, 2026, the Planning Division has received one (1) phone call of inquiry and one (1) phone call in opposition to the special permit request. The nature of the opposition was safety concerns related to increased crime and excessive noise.

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

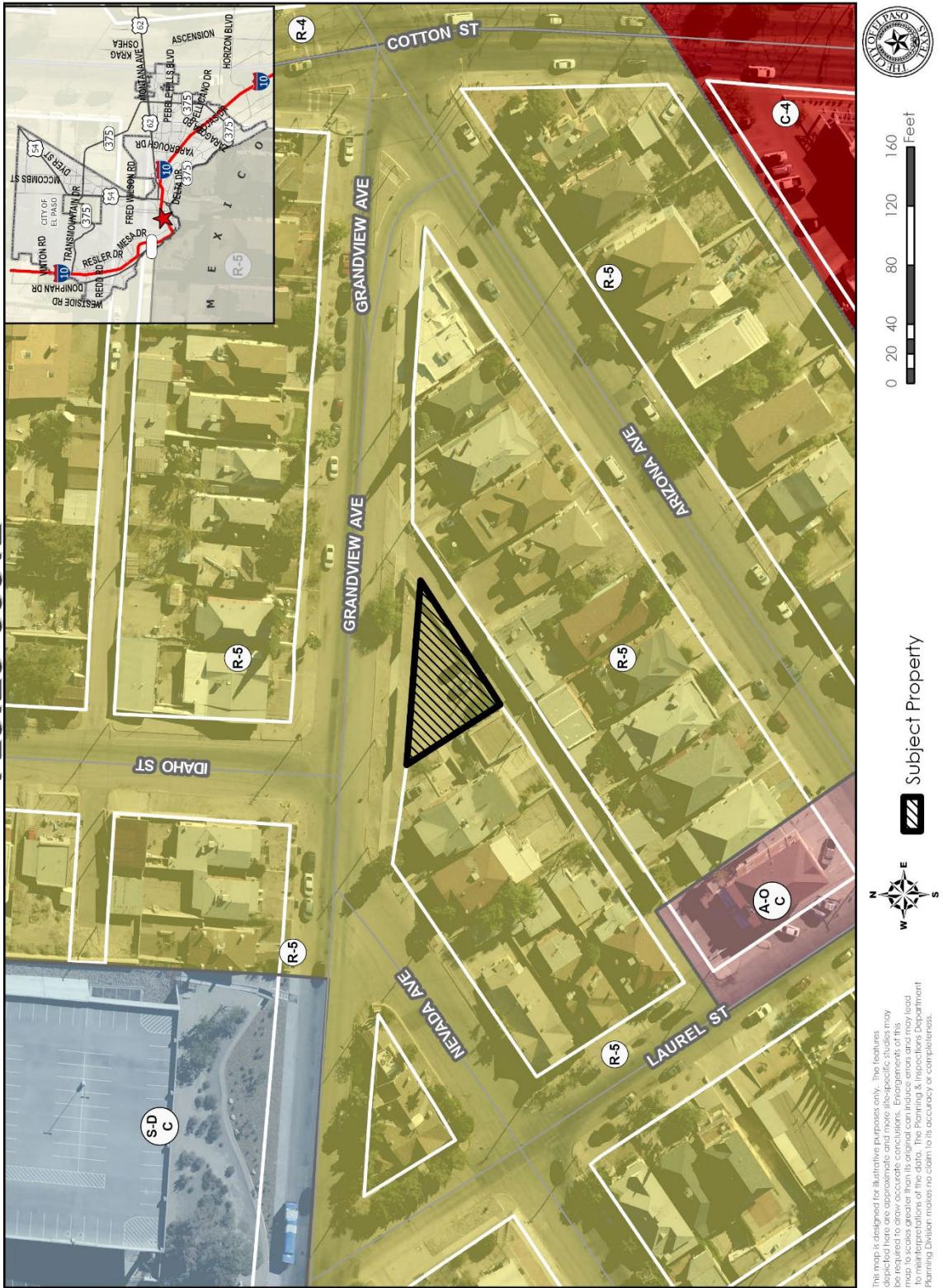
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

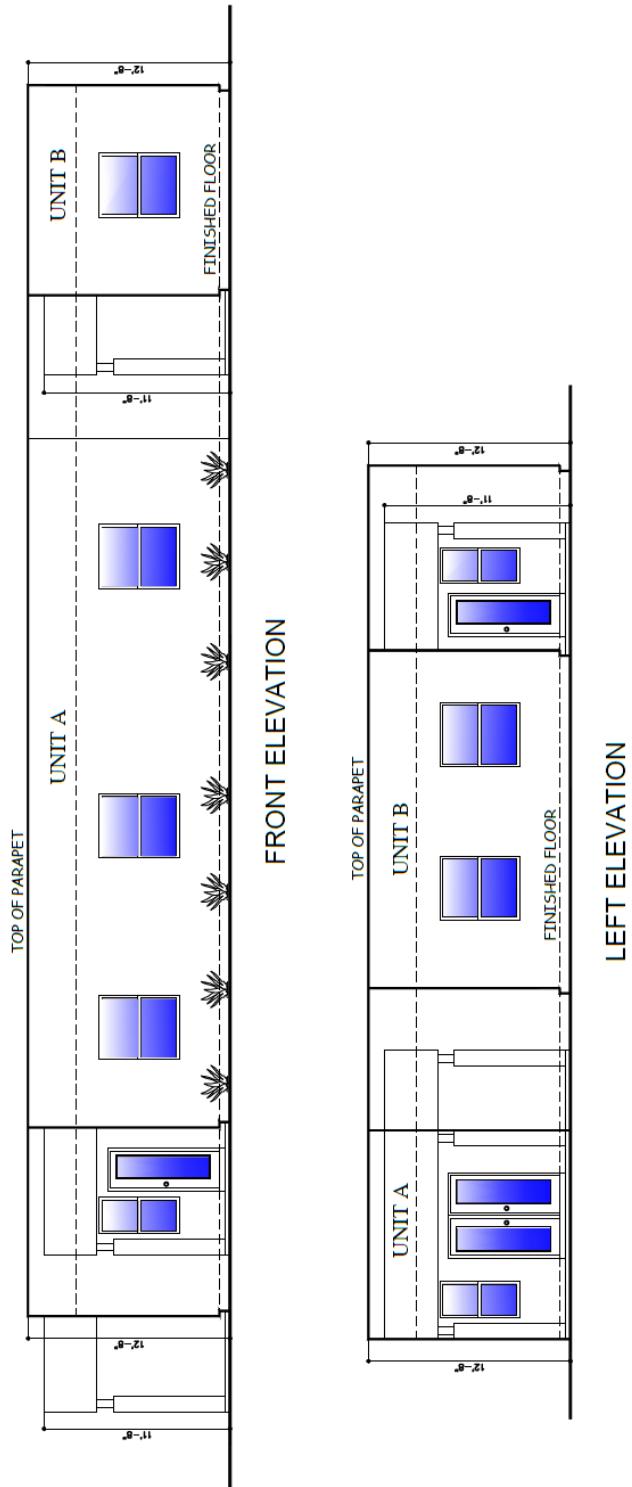
PZST25-00012



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

ATTACHMENT 2

ATTACHMENT 3



Maximum Height: 12'-8"

ATTACHMENT 4

Planning and Inspections Department - Planning Division

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Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to the proposed special permit case.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Transportation Engineering

No objection to the application.

Street Lights

No comments received.

Contract Management

Proposed improvements located within the city right-of-way must follow the design standards for construction, in accordance with its municipal code.

1. Indicate that for driveways the municipal code 13.12 must be followed. Include details.
2. Indicate if existing sidewalk will be demo or if it will remain undisturbed. include details.
3. Indicate if existing curb will be demo or if it will remain undisturbed. Include details.
4. Indicate that any damaged structures caused by the proposed project must be restored to the same or better condition.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

Water

There is an existing 12-inch diameter water main that extends along the north side of North Loop Dr. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along the west side of Hawkins Blvd. This water main is available to provide service.

According to EPWater records, there is currently a 6-inch water service for this property with service address of 7321 North Loop Dr.

Previous water pressure reading from fire hydrant # 9078, last tested on 9/16/25, fronting 7321 North Loop Dr., yielded a static pressure of 98 psi, a residual pressure 95 psi and a discharge of 750 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 Lot 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 sewer main that extends along the north side of Grandview Ave. approximately 29.5 feet south of the northern right-of-way. This main is available to provide service.

There is an existing 8-inch sanitary sewer main along the centerline of the alley between Arizona Ave. and Grandview Ave. This main is available to provide service.

General

EPWater 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:

Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.

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

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

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

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

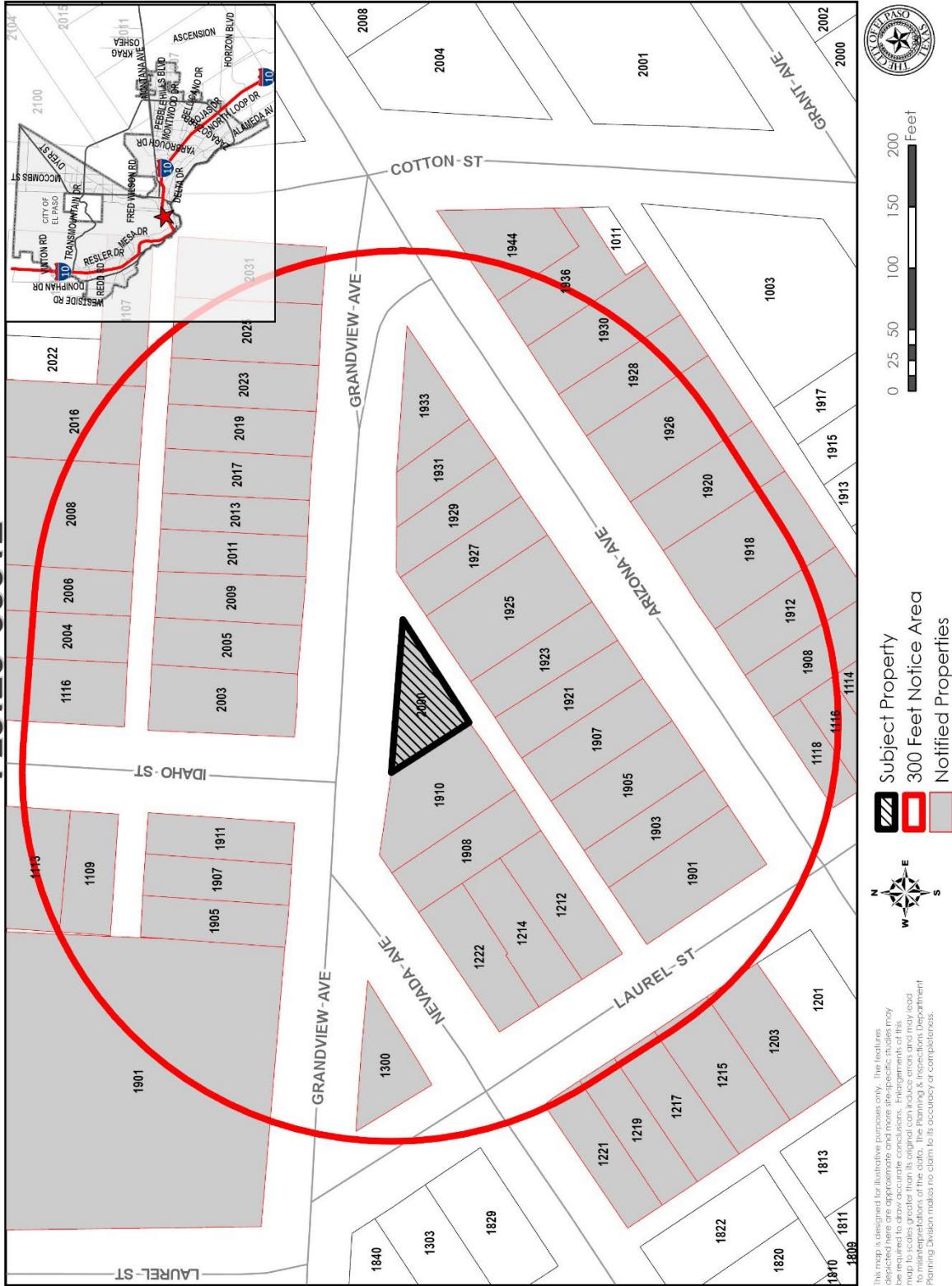
No comments received.

Texas Department of Transportation

Texas Gas Service does not have any comments.

ATTACHMENT 5

PZST25-00012



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