

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



DEPARTMENT: Planning and Inspections

AGENDA DATE: 4/15/25

PUBLIC HEARING DATE: 5/13/25

CONTACT PERSON NAME: Philip F. Etiwe

PHONE NUMBER: 1-915-212-1553

2nd CONTACT PERSON NAME: Andrew Salloum

PHONE NUMBER: 1-915-212-1603

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

Goal 3

SUBGOAL:

Goal 3

SUBJECT:

An Ordinance granting Special Permit No. PZST24-00010, to allow for infill development with 50% parking reduction on the property described as Lots 6 to 9, Block 1, Golden Hill Addition, 1814 and 1818 Arizona Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty is 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: 1814 and 1818 Arizona

Applicant: Fernando and Frances S. Guijarro, PZST24-00010

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit and detailed site development plan approval for infill development with a 50% reduction to parking requirements for the proposed use of apartment and business office in the A-O (Apartment/Office) district. City Plan Commission recommended 8-0 to approve of the proposed special permit on February 13, 2025. As of March 27, 2025, the Planning Division has not received any communication in support of or opposition to the request from the public. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Fiore
(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00010, TO ALLOW FOR INFILL DEVELOPMENT WITH 50% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 6 TO 9, BLOCK 1, GOLDEN HILL ADDITION, 1814 AND 1818 ARIZONA AVENUE, 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, Fernando and Frances S. Guijarro, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a 50% 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 A-O (Apartment/Office) Zone District:

Lots 6 to 9, Block 1, Golden Hill Addition, 1814 and 1818 Arizona Avenue, *City of El Paso, El Paso County, Texas; and,*

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a 50% parking reduction; and,
3. That this Special Permit is issued subject to the development standards in the A-O (Apartment/Office) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00010 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Jesus Quintanilla

Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

Fernando and Frances S. Guijarro, referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the A-O (Apartment/Office) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 17 day of MARCH, 2025.

Fernando and Frances S. Guijarro:

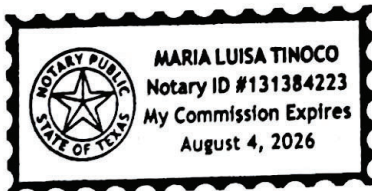
By: Fernando Guijarro
(name/title)
Frances S. Guijarro
(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 17th day of March, 2025, by Maria Tinoco, for Fernando and Frances S. Guijarro, as Owners.

My Commission Expires:
August 4, 2026



Maria Tinoco
Notary Public, State of Texas

Notary's Printed or Typed Name:

Maria Tinoco

1814 and 1818 Arizona

City Plan Commission — February 13, 2025 **(REVISED)**



CASE NUMBER:	PZST24-00010
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Fernando and Frances S. Guijarro
REPRESENTATIVE:	John Mejia
LOCATION:	1814 and 1818 Arizona Ave. (District 8)
PROPERTY AREA:	0.28 acres
EXISTING ZONING:	R-4 (Residential)
REQUEST:	Special Permit for Infill Development with Reduction to parking requirements for Apartment-Office Use in the proposed A-O (Apartment/Office) District and Approval of a Detailed Site Development Plan
RELATED APPLICATIONS:	PZRZ24-00001 Rezoning
PUBLIC INPUT:	None received as of February 6, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit for an infill development with reduction to parking requirements for the use of apartments and business office in an A-O (Apartment/Office) zone district and approval of a detailed site development plan.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special permit for infill development with reduction to parking requirements for the use of apartments in the A-O (Apartment/Office) 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.

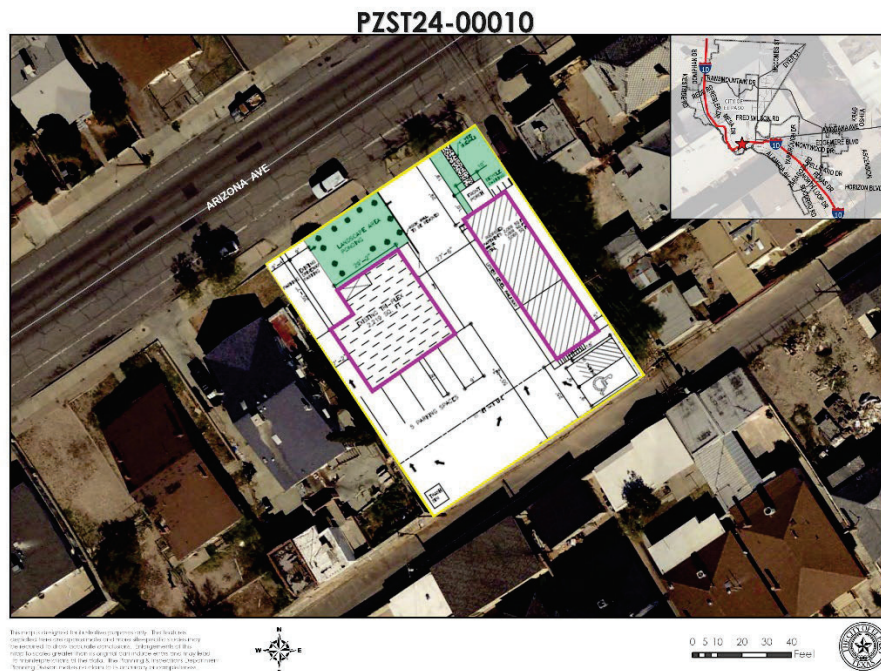


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for infill development with reduction to parking requirements for the proposed use of apartment and business office in the A-O (Apartment) district. The applicant is proposing to convert the existing **non-conforming triplex** into a 3-unit apartment and construct a new 3-unit apartment building for a total of 6 units and an office space. The detailed site development plan shows an existing 2,219 square-foot structure and new 3,000 square-foot structure with a maximum height of 24 feet. The detailed site development plan complies with all applicable standards. The development requires a minimum of fifteen (15) parking spaces. The applicant is providing eight (8) parking spaces including one (1) accessible parking space and three (3) bicycle spaces. Infill development automatically allows a 50% parking reduction. Vehicular access to the subject property is from Arizona Avenue.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is part of the Golden Hill Subdivision, which was platted in 1907. This satisfies Mandatory Requirement 20.10.280.B.3 of the El Paso City Code - "Any parcel of land annexed 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.F.5.	Yes. The applicant has been granted an exception to Section 20.10.280 (C)(1.i.1.e) as redevelopment of apartment parcel in which parking in the rear would not be consistent with existing development along the block face.
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 is oriented towards Arizona Avenue (main street), with pedestrian access from the same street.
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 located in an A-O (Apartment/Office) district, abutting other existing residential developments with an average setback of 19 feet for all lots within the same block. The proposed 19-foot front setback is within the deviation of 15% of the average setback requirement.
Selective Design Requirement 2.3: The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g., residential and commercial).	Yes. The development proposes a mixed use of residential and office.
Selective Design Requirement 2.8: The project includes low impact storm water management including, but not limited to, depressed landscaped areas, bioswales, vegetated roofs, pervious pavements, capture and reuse systems.	Yes. The proposed development will have recessed landscaping to retain stormwater runoff.
Selective Design Requirement 2.11: For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed.	Yes. The proposed development proposes a porch and fence and private frontage. Table 7b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

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. 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 is in accordance with the recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Arizona Avenue, a minor arterial as classified on the City of El Paso's Major Thoroughfare Plan (MTP). Vehicular and pedestrian access is provided from Arizona Avenue, which is adequate to support the proposed development.
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. There are no anticipated adverse or negative impacts on adjacent properties from the proposed duplex development.
5. The design of the proposed development mitigates substantial environmental problems.	N/A. There are no known environmental problems in the area that require mitigation.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development complies with landscaping requirements of the El Paso City Code.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with other existing uses and building configurations in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in use and intensity to adjacent properties. No impact on adjacent properties is anticipated.

COMPLIANCE WITH <i>PLAN EL PASO</i> 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 (Walkable): 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 this Comprehensive Plan.</p>	Yes. The subject property and the proposed development meet the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use designation of <i>Plan El Paso</i> .

<p>Compatibility with Surroundings: The special permit is compatible with those surrounding the site:</p> <p>A-O (Apartment/Office) District: The purpose of these district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed zoning district is compatible with the adjacent R-5 (Residential) and A-2 (Apartment) zone districts surrounding the property, which consist of single-family dwelling and multi-family dwellings.</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 within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.</p>	<p>There are no anticipated adverse impacts.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable as there have not been any rezoning cases in the area within 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 proposed development will keep the existing zoning district. The subject property resides in an older, stable area of the city and introduce the use of duplexes in an area comprised of single-family and multi-family properties.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is from Arizona Avenue, which is designated as a minor arterial per the City of El Paso's Major Thoroughfare (MTP) and is appropriate to serve the proposed development. The classification of this road is appropriate for the proposed development. There are at least seven (7) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.03 miles away along Arizona Avenue.

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

PUBLIC COMMENT: The subject property lies within the boundaries of Sunrise Civic Group, El Paso Central Business Association, and Central El Paso Community Organization which were notified of the rezoning application. Public notices were mailed to property owners within 300 feet of the subject property on January 29, 2025. As of February 6, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: Rezoning application PZRZ24-00001 is running concurrently with this application. The rezoning application request is to rezone from R-5 (Residential) to A-O (Apartment/Office) allow for a proposed apartment and office development.

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

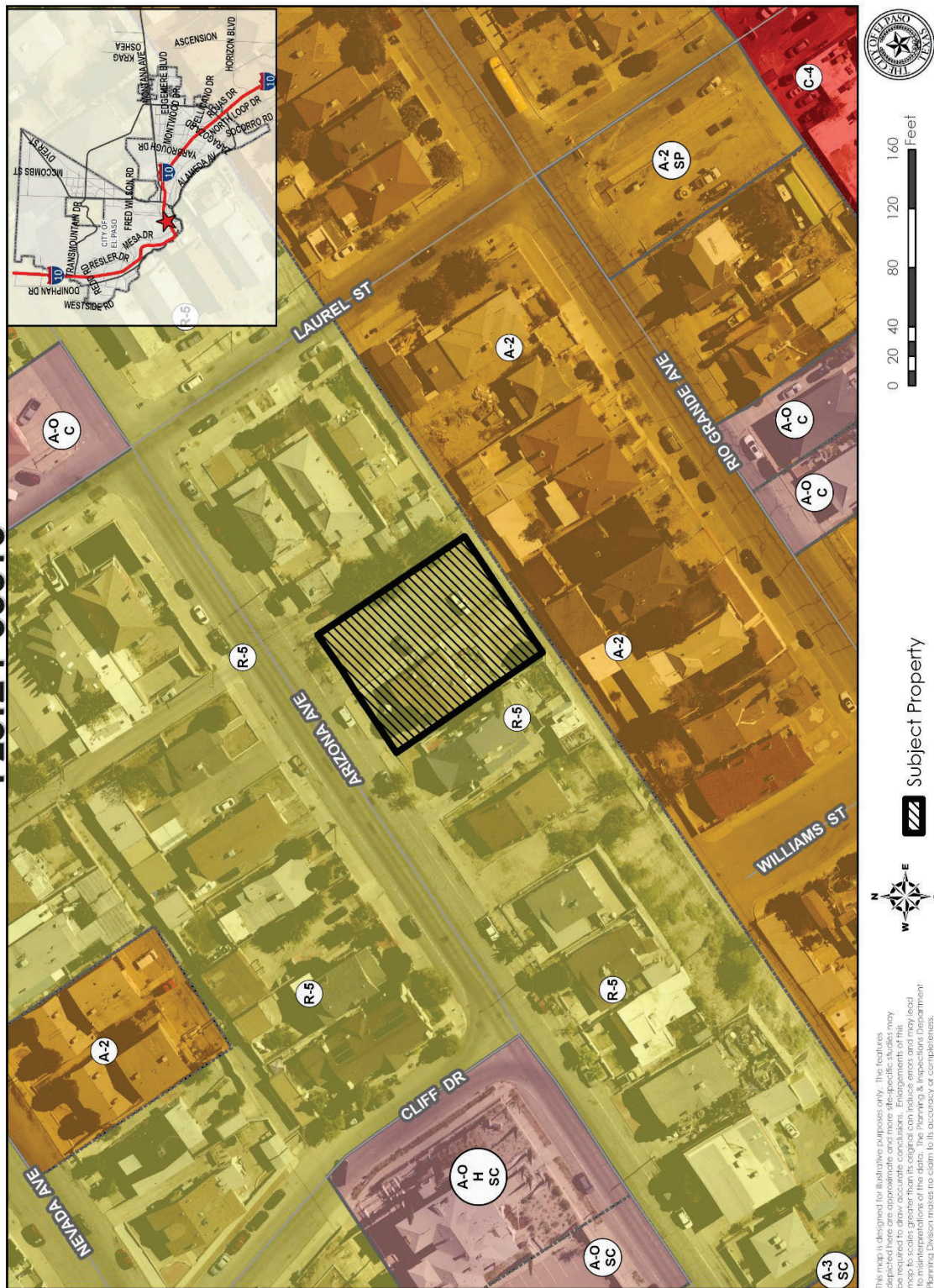
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENTS:

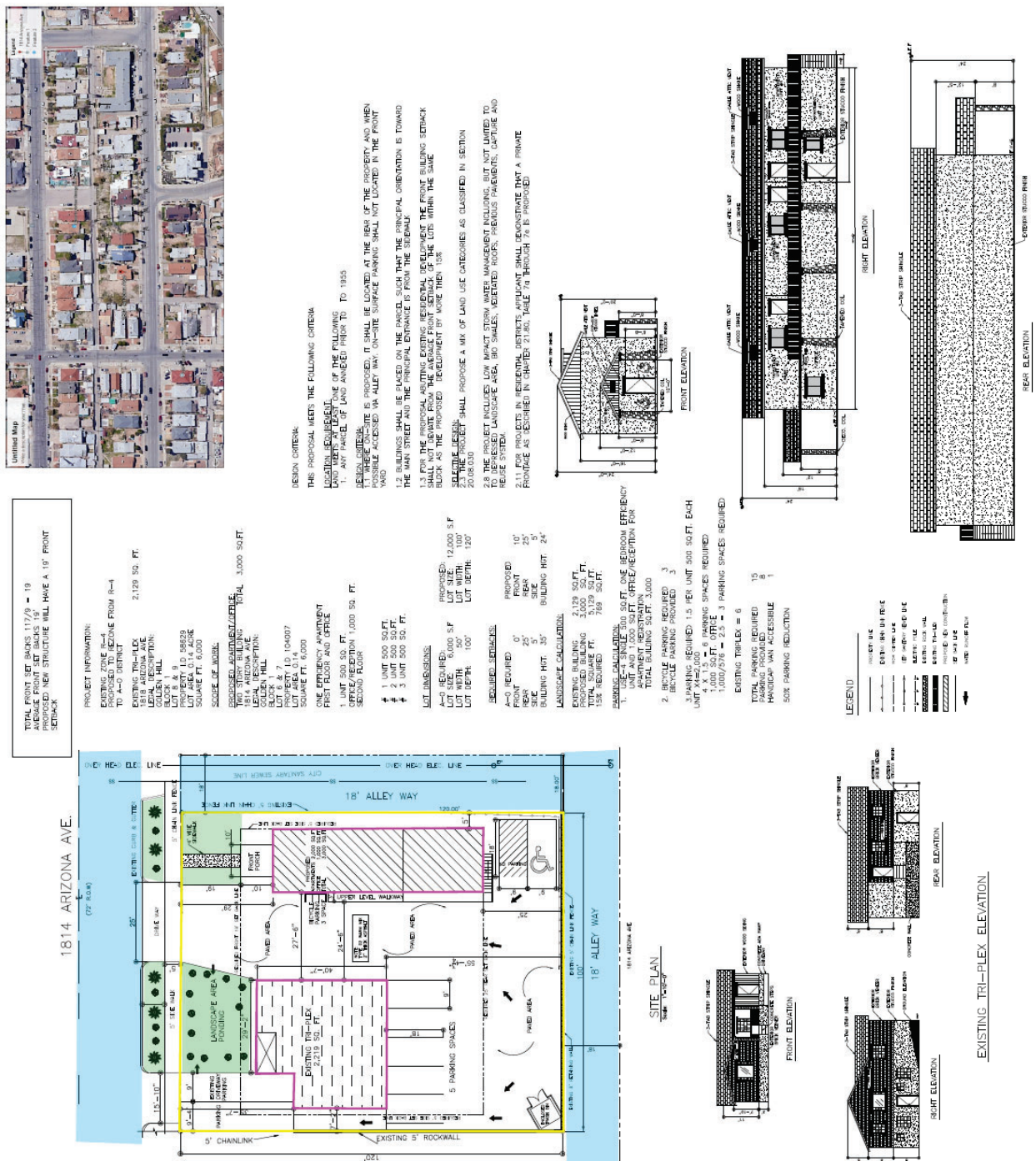
1. Zoning Map
2. Detailed Site Development Plan
3. Detailed Site Development Plan, Enlarged
4. Elevations
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

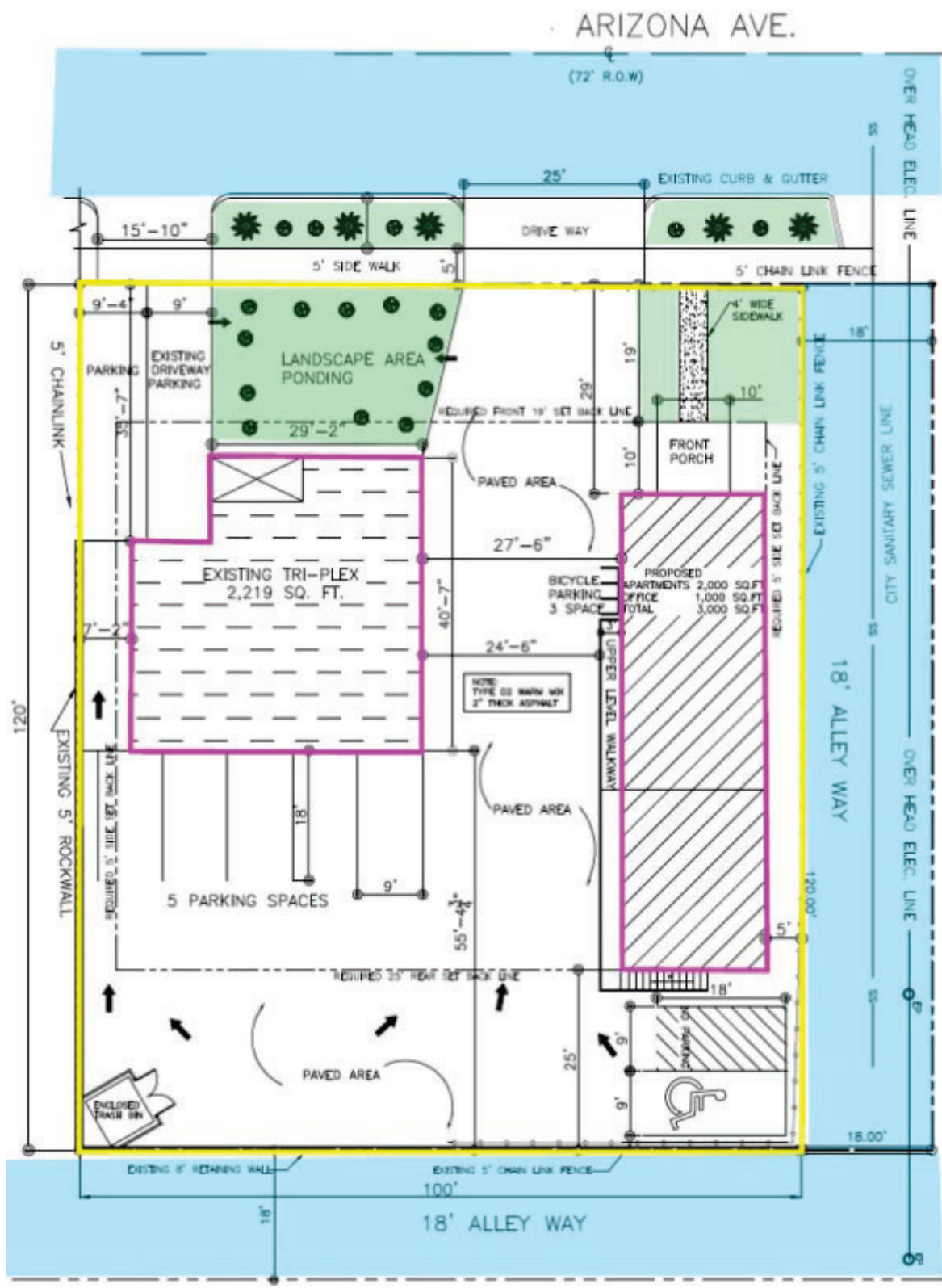
PZST24-00010



February 13, 2025



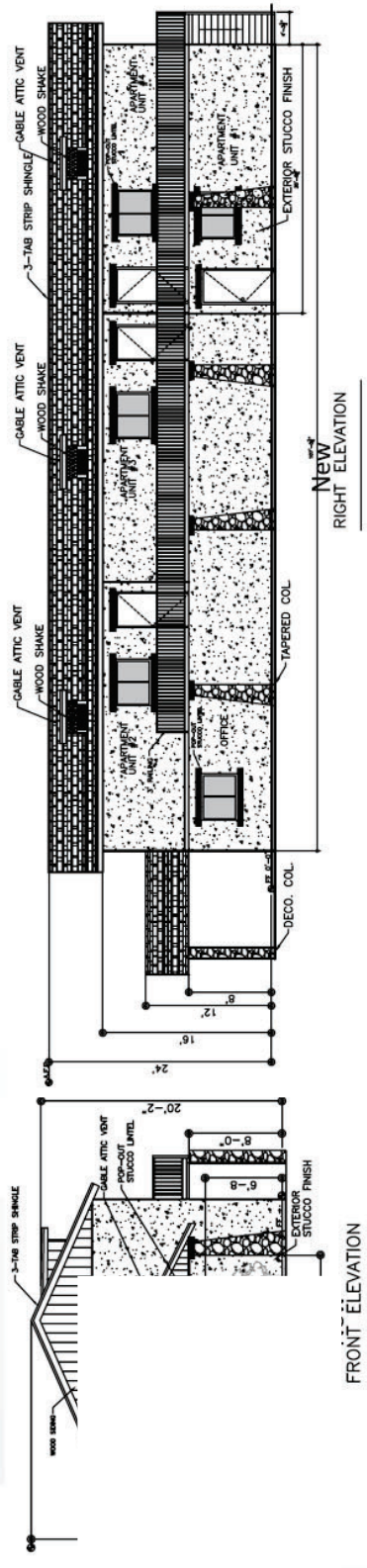
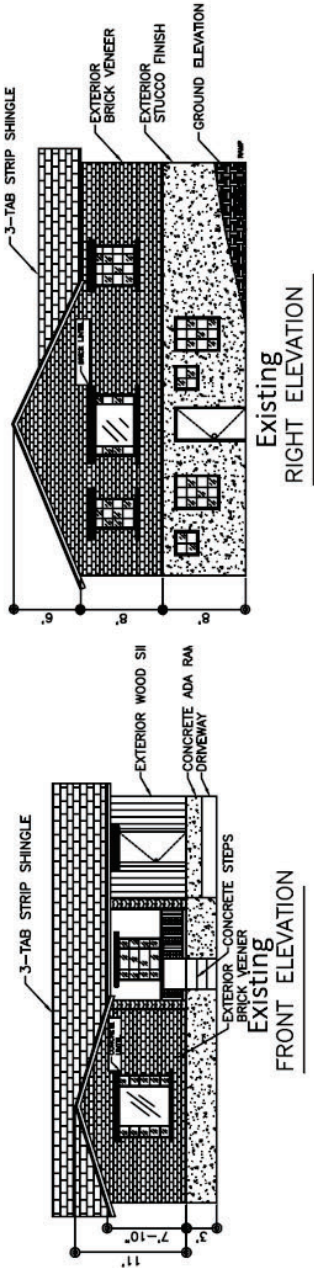
ATTACHMENT 3



ATTACHMENT 4



Elevations



ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit for infill development with reduction to parking requirements for the use of apartments in the A-O (Apartment/Office) 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.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning and special permit.

At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

No objections to Rezoning and Special Permit.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic and Transportation Engineering

No objections to rezoning and special permit.

Street Lights Department

Do not object to this request.

Street Lights Department requires that all projects 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

No comments received.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along Arizona Ave approximately 21-feet south of the northern right-of-way. This main is available service.

Previous water pressure reading from fire hydrant #00182, located at the northeast corner of Arizona Ave. and Cliff Dr. has yielded a static pressure of 60 (psi), a residual pressure of 56 (psi), and a discharge of 628 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along the alley south of Arizona Ave. approximately 9-feet south of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along the alley west of Laurel St. approximately 5-feet west of the eastern right-of-way. This main is available for service.

General:

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:

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

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

Texas Gas Service

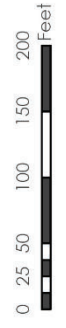
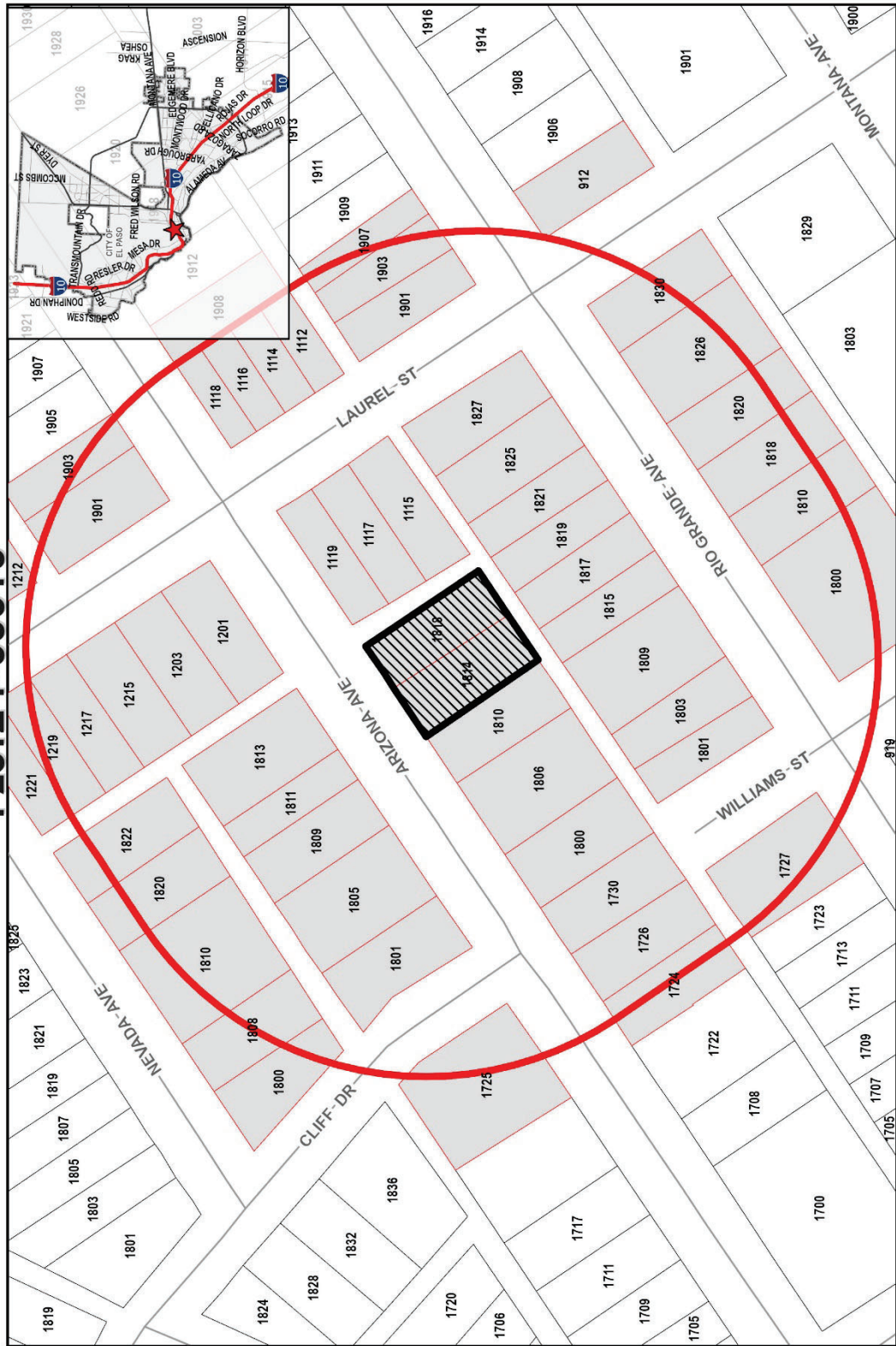
No objections.

911 District

No comments/concerns regarding this zoning.

ATTACHMENT 6

PZST24-00010



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the map. The Planning & Inspections Department makes no claim to its accuracy or completeness.