

8009 Mitzie Ram

City Plan Commission — June 18, 2026 (REVISED)



CASE NUMBER: PZST26-00006
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Hector Isaiah Gallegos
REPRESENTATIVE: Luis Salcido
LOCATION: 8009 Mitzie Ram Pl. (District 2)
PROPERTY AREA: 0.18 acres
EXISTING ZONING: R-4 (Residential)
REQUEST: Special permit and approval of a Detailed Site Development Plan for Infill Development with reduction to average lot width
RELATED APPLICATIONS: None
PUBLIC INPUT: Two (2) emails in opposition as of June 17, 2026,

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development approval for an infill development with reduction to average lot width for a proposed use of a duplex in a R-4 (Residential) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special permit for infill development and reduction to average lot width in the R-4 (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.

PZST26-00006



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to scales greater than 1:10,000 can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 5 10 20 30 40 Feet



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 within the R-4 (Residential) zoning district. The requests include a reduction to the required average lot width to allow for the construction of a duplex. The subject property is currently vacant. The Detailed Site Development Plan illustrates a proposed one-story building with a maximum height of sixteen feet, six inches (16'-6"), consisting of two (2) attached dwelling units totaling 2,240 square feet of gross floor area. The applicant is providing four (4) parking spaces at the front. A parking exception has been granted per Section 20.10.280.C.1.i.1.e to Design Criteria 1.1 as the lot configuration does not have an alleyway to allow for rear vehicular access. The applicant is requesting the following average lot width reduction:

R-4 (Residential) Zone District - Duplex		
Density/Dimensional Standard	Required	Proposed
Lot Width (average min.)	70 feet	50 feet

Note: Bold indicate requested reduction

STAFF ANALYSIS: The proposed development will provide four (4) front parking spaces, with both vehicular and pedestrian access from Mitzie Ram Place. The requested reduction in lot width promotes efficient land use while remaining consistent with the development pattern of surrounding properties. The proposed development fits the character of the area and supports the City's goals of encouraging smart-growth and infill development. Staff finds that the proposed Detailed Site Development Plan complies with all applicable provisions 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 property was annexed prior to 1955 and is part of an existing platted subdivision for more than 25 years, thereby satisfying Mandatory requirement 20.10.280.B of the El Paso City Code.
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 per Section 20.10.280.C.1.i.1.e due to lot configuration constraints and consistency with existing development along the block face; 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 orients the building towards Mitzie Ram Place, providing pedestrian access along the same frontage. The main entrances for the proposed units will be accessed from the sidewalk on Mitzie Ram Place.
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 average front setback of the properties along the block is thirty feet (30'), the proposed front setback is thirty-one feet (31'). The maximum allowable deviation for the proposed development is four and a half feet (4.5').
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 40 feet, representing 80% of the total lot width of 50 feet.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	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 single-story structure will adhere to the

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
	Craftsman & Prairie Styles 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 over 15 years.
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 subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of Plan El Paso. The proposed development will provide additional housing.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property has direct access to Mitzie Ram Place, 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.B.5 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-4 (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 <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?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of Plan El Paso. The proposed development will provide additional housing.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: R-4 (Residential) District: The purpose of these districts 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 districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. The existing zoning is compatible with surrounding residential development. Surrounding properties to the north, south and east are zoned R-4 (Residential) and include single family dwellings, properties to the west also include single family dwellings zoned A-2 (Apartment).
THE PROPOSED PROJECT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	No. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is in transition as in January 17, 2012, was rezoned from R-4 (Residential) to R-MU (Residential Mixed Use) and a Master Zoning Plan was approved. On June 23, 2020, the property was rezoned from R-MU (Residential Mixed Use) to R-4 (Residential) to allow for single family and duplex development.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	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 fronts Mitzie Ram Place, 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 is provided through existing five-foot (5')

sidewalks along Mitzie Ram Place. There is no bus stop located within a walkable distance (0.25 miles) of the subject property. The closest bus stop is located 0.4 miles away on Diana Drive and Titanic Avenue.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from reviewing departments. Applicant is responsible for obtaining all applicable permits and approvals prior to development.

PUBLIC COMMENT: The subject property is located within the boundaries of the Logan Sunrise Neighborhood Association and Mountain View Neighborhood Association, all of which were notified of the special permit application. Notices were mailed to property owners within 300 feet of the subject property on June 5, 2026. As of June 17, 2026, the Planning Division has received two (2) emails in opposition.

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:

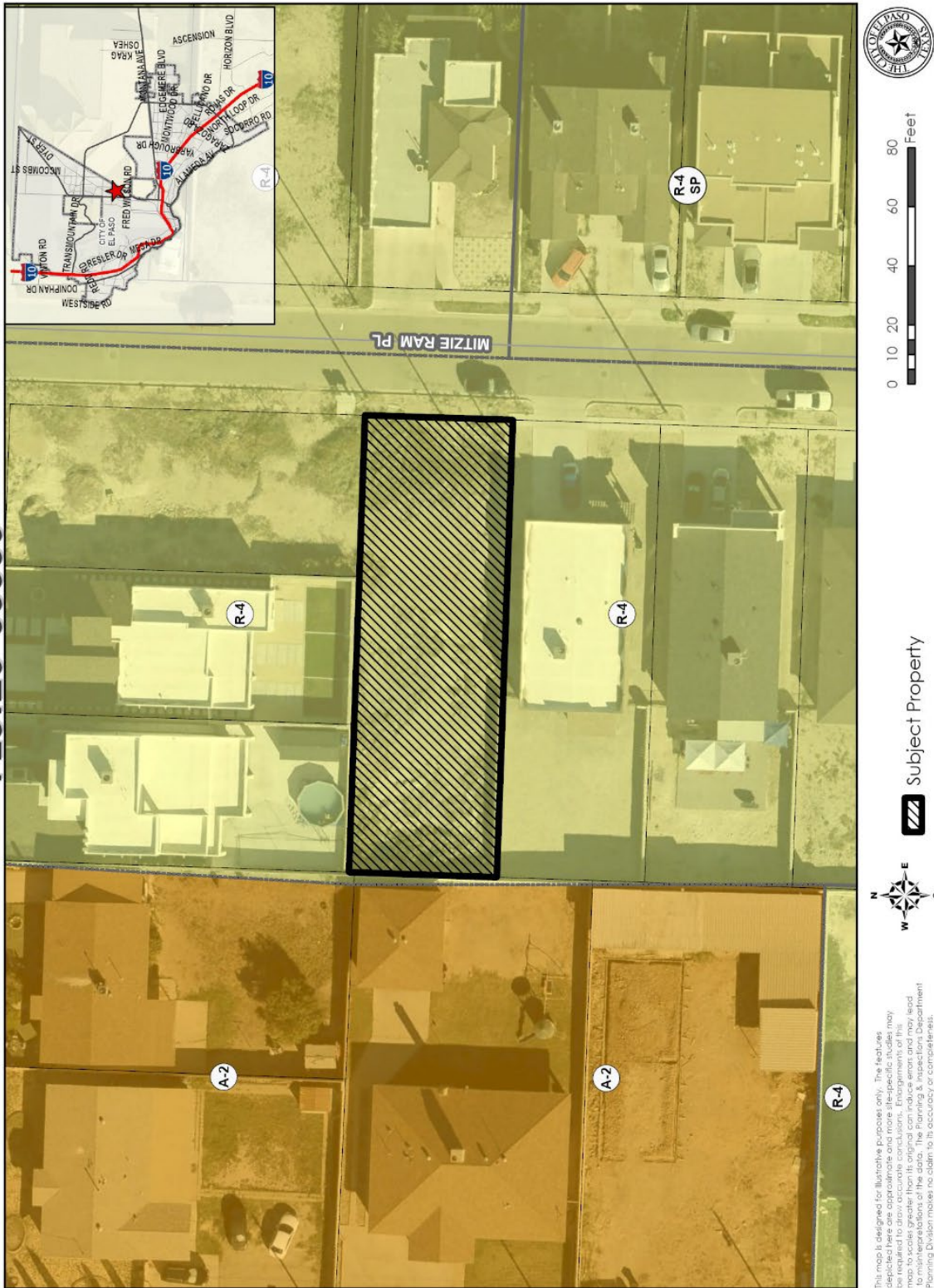
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
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:

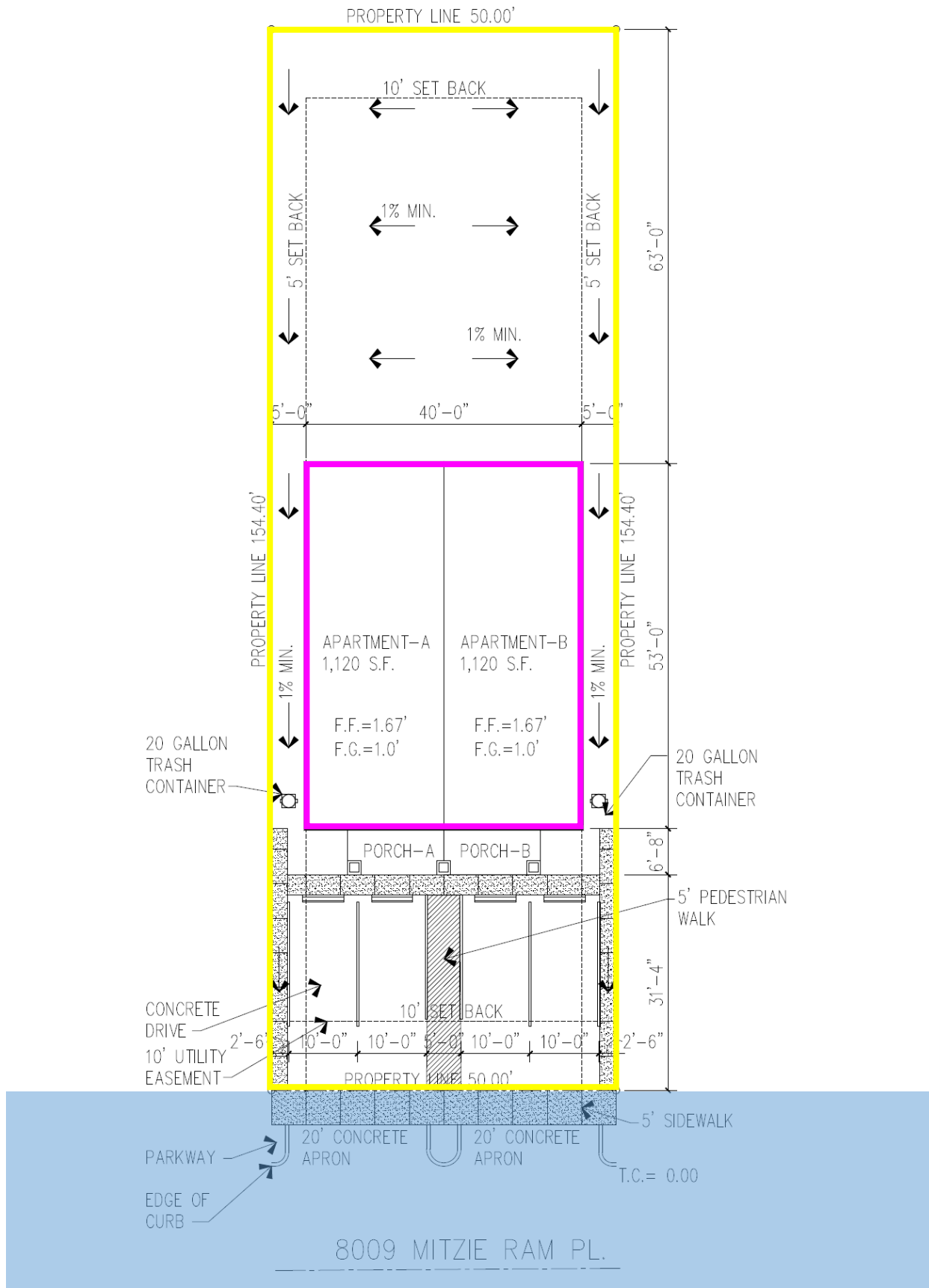
1. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Emails in Opposition

ATTACHMENT 1

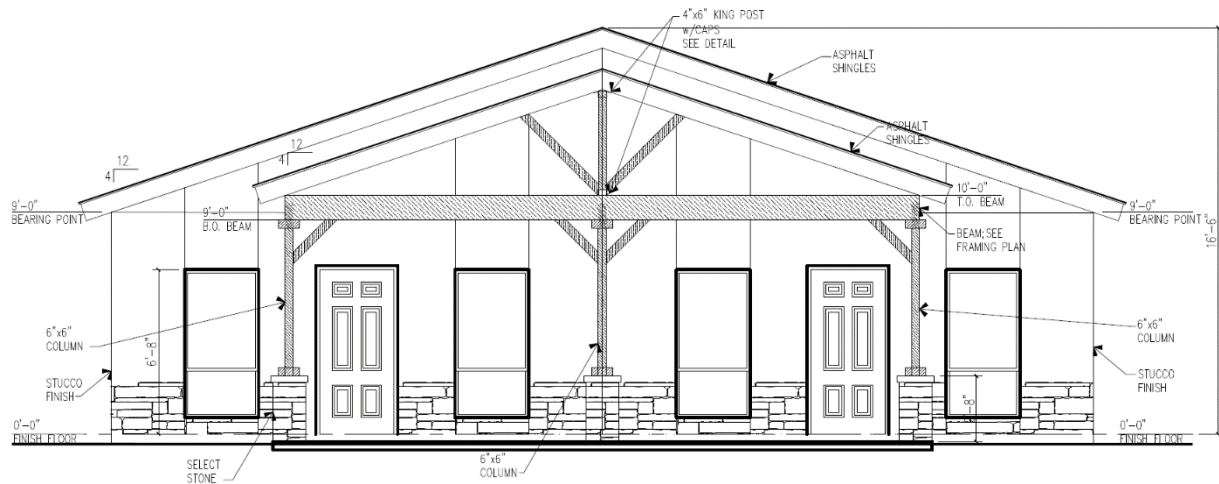
PZST26-00006



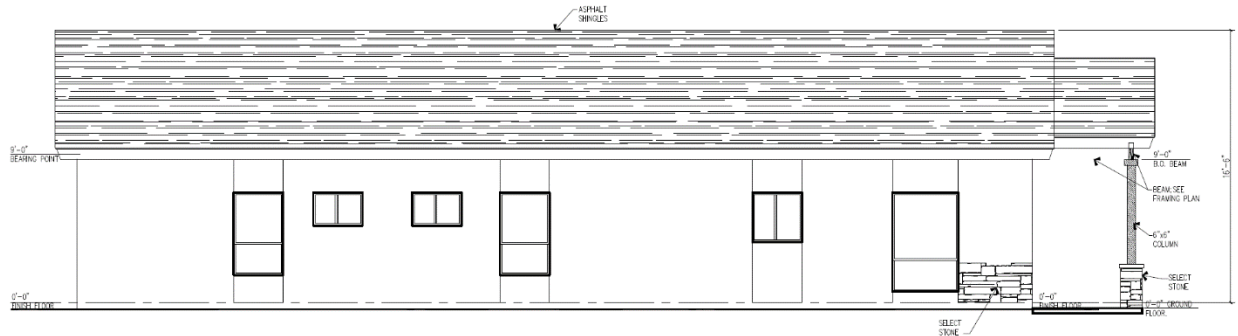
ATTACHMENT 2



ATTACHMENT 3



Front Elevation



Left/Right Elevation

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit for infill development and reduction of lot width in the R-4 (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.

Planning and Inspections Department – Plan Review & Landscaping Division

Design change from the previous submittal. The new design requires a minimum edge to edge spacing of 20 feet between double driveways.

Note: Comment to be addressed at permitting phase.

Planning and Inspections Department – Land Development

1. No objections to proposed special permit.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Streets and Maintenance Department

Traffic & Transportation Engineering

Dimensions of Driveway is required to be shown in detailed site development plan.

Note: Comment has been addressed.

Contract Management

Provide detailed dimensions and construction specifications for all improvements within the City ROW, including driveways, sidewalks, parkways, curb and gutter, and the transition between driveway and roadway pavement.

Indicate that any proposed infrastructure improvements located within the city right-of-way must follow the design standards for construction (DSC), in accordance with its municipal code.

Indicate that any damage to existing infrastructure caused by the development of this project must be restore to its original or better condition.

Illumination

Street Lights Department does not object to this request.

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.

For the development of a project 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.

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 8-inch diameter water main extending along Mitzie Ram Pl., located approximately 15 feet west of the eastern right-of-way. This main is available to provide service.

Previous water pressure reading from fire hydrant #2456, last tested on 10/13/2022 located at the northeast corner of Mount Latona Dr. and Titanic Ave., yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a flow discharge of 1,299 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 sanitary sewer main extending along Mitzie Ram Pl., located approximately 18 feet east of the western right-of-way. This main is available to provide service.

General

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

- 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

No comments or concerns.

Texas Department of Transportation

No comments received.

ATTACHMENT 5

PZST26-00006



 Subject Property
 300 Feet Notice Area
 Notified Properties

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ATTACHMENT 6

Gonzalez, Alejandra G.

From: Gonzalez, Alejandra G.
Sent: Tuesday, June 16, 2026 1:38 PM
To: 'ANNALETTA SEABERN'
Subject: RE: [External] - Case Number: PZST26-00006 8009 Mitzie Ram Place

Good afternoon Mr. & Mrs. Mora,

Thank you for your email. This letter will be provided to City Plan Commission for their review.

Have a great day.

Alejandra G. González | Planner
P: 915.212.1506
A: 801 Texas Ave. El Paso, TX 79901
E: GonzalezAG@elpasotexas.gov
ElPasoTexas.gov

Planning & Inspections Department
City of El Paso

-----Original Message-----

From: ANNALETTA SEABERN <annaletta@yahoo.com>
Sent: Tuesday, June 16, 2026 12:54 PM
To: Gonzalez, Alejandra G. <GonzalezAG@elpasotexas.gov>
Subject: [External] - Case Number: PZST26-00006 8009 Mitzie Ram Place

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Antonio and Annaletta Mora
7912 Mitzie Ram Pl.
El Paso, Texas 79904

915-630-2590
annalietta@yahoo.com

Tuesday, June 16, 202

To the Members of the City of El Paso Planning and InspectionDepartment,

City 3
601 Texas Ave.
El Paso, Texas 79901

Subject: Formal Objection to Proposed Duplex Development at 8009 Mitzie Ram Place

Case Number: PZST26-00006 8009 Mitzie Ram Place

Dear Members of the Board and Alejandra Gonzalez,

I am writing to formally express my strong opposition to the proposed duplex development at 8009 Mitzie Ram Place. I have lived in my house since 2012. As a resident of the street, I have deep concerns regarding the suitability of this project. Specifically, the severely limited lot size, the existing critical parking constraints, and the catastrophic risk it poses to emergency vehicle access on our narrow, two-way street.

Our neighborhood is already facing infrastructure strain, and approving a high-density multi-family unit on a lot that cannot accommodate it will directly compromise the safety and quality of life for all residents. I urge the Board to deny this variance/proposal based on the following critical points:

1. Inadequate Lot Size for Multi-Family Zoning

The parcel of land in question is fundamentally too small to support a duplex. Cramming a two-family structure onto a lot designed for a single-family home violates the character and spatial intent of our neighborhood. Furthermore, a duplex on this lot leaves virtually no room for required on-site parking due to it being located at the end a narrow block and the front of the lot which is on a designated fire lane.

2. High-Risk Parking Issues, which is why we need a One-Way Street

Because our street is a narrow, the two-way roadway, traffic flow is already highly restricted, because one side is a fire lane. and no one living on that side of the street adheres to it. When that side of the street was developed, the developer removed the fire lane signs, except for the signs at the ends of the street. I called 311 to report this, and the operator said that the only signs needed were the ones on the end of the street. A duplex will inevitably double the number of vehicles associated with that property. Because the lot is too small to provide sufficient off-street parking for multiple tenants and their guests, these vehicles will spill out onto the street, severely exacerbating an already congested parking situation, which most cars on that side of the street are illegally parked due to the fire lane.

3. Immediate Threat to Fire Lane and Emergency Access

This is the most critical safety issue. The odd numbered side of Mitzie Ram is a designated fire lane/emergency route where parking is strictly prohibited to ensure fire trucks, ambulances, and police vehicles can pass through without delay.

* Obstruction Danger: With no available street parking, delivery drivers, visitors, and tenants will inevitably resort to illegal parking or idling in the fire lane, which the odd side of the street already has.

* Delayed Response Times: When there are so many cars parked on both sides of a narrow street like Mitzie Ram Pl., our public services and safety are at risk. Garbage trucks, school buses, post office trucks, emergency vehicles are often blocked or two vehicles can not drive through at the same time, because vehicles cannot simply "go around." They will be entirely blocked, risking lives and property during a crisis where seconds matter, because this lot is on a corner in a fire land, and close to a fire hydrant.

In conclusion, zoning laws and lot size requirements exist precisely to prevent overdevelopment that compromises public safety. The physical limitations of this lot, combined with the strict logistical realities of our extremely narrow street and fire lane, make this location entirely unfit for a duplex. I have included a picture I took on Saturday, June 13, 2026, while stopped near the proposed site to illustrate my concerns.

I respectfully request that the Planning Commission uphold our current zoning standards, prioritize neighborhood safety, and deny the application for this development. Thank you for your time, consideration, and continued service to our community. I plan on attending on Thursday meeting to answer any questions you may have for me.

Sincerely,
Antonio and Annalietta Mora
Home Owners and Tax Payers at
7912 Mitzie Ram Pl.
El Paso, Texas 79904



Gonzalez, Alejandra G.

From: Gonzalez, Alejandra G.
Sent: Tuesday, June 16, 2026 1:40 PM
To: 'W A'
Subject: RE: [External] - Formal Objection to PZST26-00006 - 8009 Mitzie Ram

Good afternoon Mr. Akam,

Thank you for your email. This letter will be provided to City Plan Commission for their review.

Have a great day.

Alejandra G. González | Planner

P: 915.212.1506

A: 801 Texas Ave. El Paso, TX 79901

E: GonzalezAG@elpasotexas.gov

ElPasoTexas.gov



Planning & Inspections Department
City of El Paso

From: W A <wafakam@gmail.com>
Sent: Tuesday, June 16, 2026 1:30 PM
To: Gonzalez, Alejandra G. <GonzalezAG@elpasotexas.gov>
Subject: [External] - Formal Objection to PZST26-00006 - 8009 Mitzie Ram

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Dear Members of the Board and Alejandra Gonzalez,

I am writing to formally express my strong opposition to the proposed duplex development at 8009 Mitzie Ram Place. The existing parking constraints have already resulted in cars illegally parking on the fire lane and posing unnecessary risks to residents and emergency vehicles that need to enter or exit this street. Home builder/developer profits should never be prioritized over major community concerns regarding safety. Please take note of photo below taken on 13 June 2026, showing multiple vehicles parked on the fire lane.

I respectfully request that the Planning Commission uphold our current zoning standards, prioritize neighborhood safety, and deny the application for this development. Thank you for your time.

Sincerely,
Wafi Akam
Home Owners and Tax Payers at
7913 Mitzie Ram Pl.
El Paso, Texas 79904

