

911 Tays

City Plan Commission — September 25, 2025



CASE NUMBER: PZST25-00009
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: H&N Property Holdings, LLC
REPRESENTATIVE: Nicholas Najera
LOCATION: 911 Tays St. (District 8)
PROPERTY AREA: 0.068 acres
EXISTING ZONING: A-3 (Apartment)
REQUEST: Special Permit for Infill Development with reduction to average lot width and side yard setback.
RELATED APPLICATIONS: None
PUBLIC INPUT: None as of September 18, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit and detailed site development plan approval for an infill development with reduction to average lot width and side yard setback for a proposed use of a quadraplex in an A-3 (Apartment) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the special permit for infill development with reduction to lot width and side yard setback in the A-3 (Apartment) 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.

PZST25-00009



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 Subject Property

0 10 20 40 60 80 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant requests review and approval of a Special Permit and Detailed Site Development Plan for Infill Development within the A-3 (Apartment) zoning district. The request includes a reduction to the average lot width and the required side yard setback in order to allow for the construction of a quadraplex. The subject property is currently developed with a single-family dwelling, which is proposed to be demolished. The Detailed Site Development Plan illustrates a proposed two-story building with a maximum height of twenty-six feet, four inches (26'-4"), consisting of four (4) dwelling units and totaling 3,017 square feet of gross floor area. The applicant is requesting the following reductions:

A-3 (Apartment) Zone District – Quadraplex		
Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	4,000 sq. ft. *	3,000 sq. ft.
Lot Width (average min.)	50'	25'
Lot Depth (min.)	80'	120'
Front Yard Setback (min.)	Min. 6.8'; Max. 9.2' **	7'
Rear Yard Setback (min.)	20'	No Change
Side Yard Setback (min.)	4'	0'

* There shall be no minimum area requirement for lots within an infill development (20.10.280.I)

**Average required per Infill Development guidelines (±15% deviation)

Note: bold indicated requested reductions

Pursuant to Senate Bill 840, applicable parking requirements are one (1) space per dwelling unit for multifamily developments. Additionally, infill development automatically allows a 50% parking reduction. The applicant is proposing two (2) parking spaces, representing a 50% reduction from the four (4) spaces otherwise required. The Detailed Site Development Plan complies with all applicable standards of the El Paso City Code. Pedestrian access will be provided from Tays Street, and vehicular access will be provided through the alleyway connecting Seventh Avenue and Olivas V. Aoy 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 located within the Downtown Plan Area and was annexed prior to 1955, thereby satisfying Mandatory Requirement 20.10.280.B.2 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 subject property has access through an alleyway located at the rear. The principal building will screen the proposed parking from public view, ensuring compliance with the applicable requirement.
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 toward Tays Street, providing pedestrian access along the same frontage. The main entrance to the principal building will be accessed directly from the sidewalk on Tays 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 properties along the block have an average front setback of eight feet (8'), which is consistent with the deviation proposed.
Selective Design Requirement 2.2: The percentage of gross floor area divided by the total lot area for infill development project shall be no less than eighty percent.	Yes. The proposed development provides a gross floor area that is at least 80% of the total lot 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 provides a primary structure with a total width of 80% of the lot's width along the main street frontage.
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 development complies with the architectural component requirements outlined in the Community Design Manual of <i>Plan El Paso</i> . The two-story structure will be constructed in Pueblo Style and will include the required features.

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 reduction, 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 is consistent with the recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with the surrounding buildings and uses, while providing access from both the front and rear.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Tays Street, classified as a local street on the City of El Paso's Major Thoroughfare Plan (MTP). The existing infrastructure is adequate to support 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.
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. Based on the zoning and proposed use, landscaping is not required. However, the proposed development will provide screening where required.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed use and building configuration are compatible with the surrounding properties in the immediate area.
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?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:	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 and multi-family

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:	
G-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.	dwelling, incorporate existing pedestrian access from Tays Street, and provide vehicular access through the alleyway. The principal building will be connected to a fronting sidewalk, with parking areas screened from public view.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: A-3 (Apartment) District: The purpose of these districts 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.	Yes. The subject property is zoned A-3 (Apartment) and is located within an area characterized by a mix of housing types. Permissible uses in the A-3 district range from single-family dwellings to apartment complexes of five or more units. The proposed development, a quadraplex, will contribute to residential density in the area by introducing a housing type not previously available.
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.	The proposed development is located within the Segundo Barrio Historic District. However, this federal designation does not affect the request and does not require additional review or approval.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.	The proposed development is not expected to result in any adverse impacts on the surrounding community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield areas, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable, with no rezoning in the area within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing zoning will remain unchanged. However, because the property is located in one of the oldest areas of the City, the lot width and side setback does not conform to the current requirements of the A-3 (Apartment) zoning district, thereby necessitating a reduction.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Tays Street, 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 an existing six-foot (6') sidewalk along Tays Street, while vehicular access is proposed through a rear alleyway connecting Seventh Avenue and Olivas V. Aoy Avenue. Public transit is readily accessible, with four (4) bus stops located within a five-minute walking distance

(0.25 miles) of the property. The nearest bus stop is approximately 0.03 miles away, at the southwest corner of Seventh Avenue and Tays Street.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the El Paso Central Business Association, Sunrise Civic Group, and Southside 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 September 12, 2025. As of September 18, 2025, the planning division has not received any communications in support or opposition to the special permit request.

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

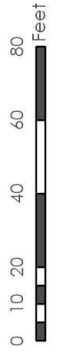
PZST25-00009



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Subject Property



ALLEY (20' PUBLIC R.O.W.)
EXIST. 5' HEIGHT OF ROOFWALL & GATE TO BE DEMOLISHED WHEN CONSTRUCTION PROJECT STARTED
N18°55'54"W 25.00'

WALL
EXIST. 5' HEIGHT CHAIN-LINK FENCE TO REMAIN
TRASH
9'-0" CHAIN-LINK GATE
9'-0"
9'-0"
20'-0"
PROP. 7' HEIGHT CHAIN-LINK FENCE
EXIST. 4' HEIGHT OF ROOFWALL TO REMAIN
EXIST. 2' HEIGHT OF ROOFWALL TO REMAIN

120.00'
EXISTING 5' HEIGHT CHAIN-LINK FENCE TO REMAIN
25' SETBACK
5'-0"
20'-0"
34'-0"
36'-6"
UNIT B 734 SQ. FT.
UNIT D 734 SQ. FT.
8'-0"
12'-0"
12'-0"
11'-0"

0' PROPOSED SETBACK
BREAKING POINT
5' OVERHANG
COVID PORCH 36.00 S.F.
THIS AREA IS COVERED
18' OVERHANG
3' SIDEWALK
13' SIDEWALK

0' PROPOSED SETBACK
MAGOFFIN'S ADDITION LOT 4, BLOCK 37
N71°04'06"E 120.00'

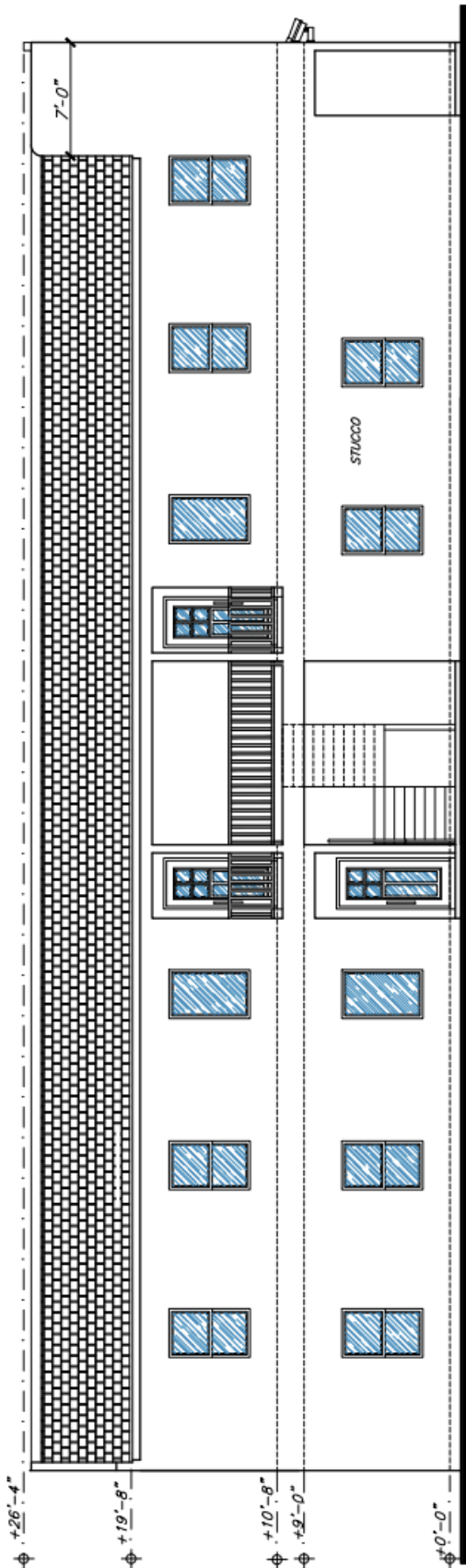
0' PROPOSED SETBACK
MAGOFFIN'S ADDITION LOT 6, BLOCK 37
S71°04'06"W EXISTING BUILDING
120.00'

0' PROPOSED SETBACK
UNIT A 734 SQ. FT.
UNIT C 734 SQ. FT.
8'-0"
12'-0"
12'-0"
11'-0"
COVID PORCH 36.00 S.F.
LANDSCAPING
7' PROP. SETBACK

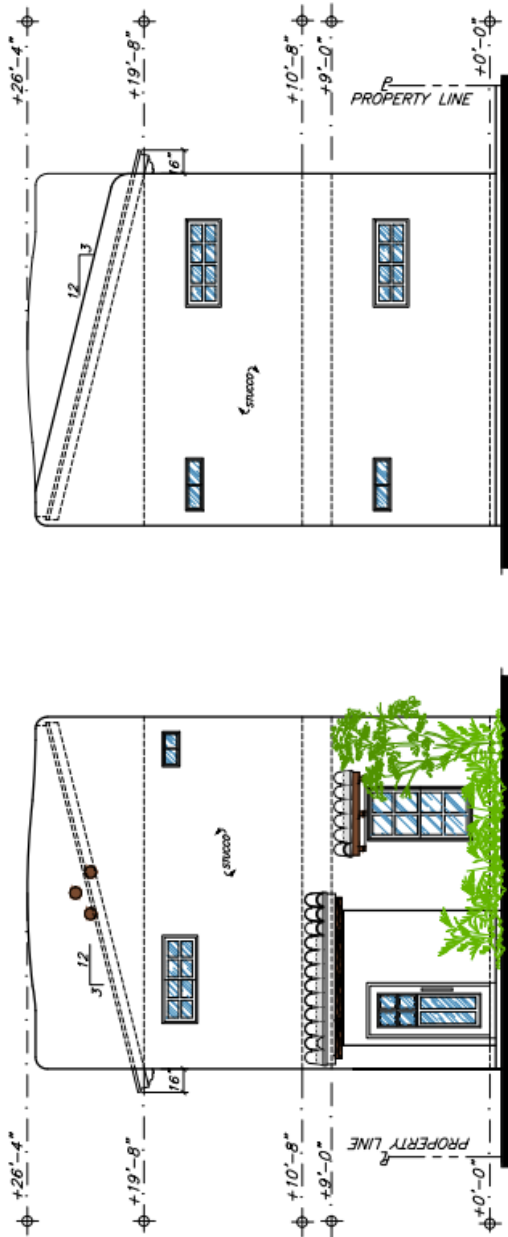
WALL
3' HEIGHT IRON FENCE TO BE DEMOLISHED WHEN CONSTRUCTION PROJECT IS FINISHED
EXISTING FIRE HYDRANT (# 2259) - 500 FT. FROM CORNER OF 7TH STREET & PARK STREET TO END POINT
END POINT
CONC. CURB
13' EXIST. PARKWAY
6' EXIST. SIDEWALK
S18°55'54"E 25.00'

TAYS STREET (70' PUBLIC R.O.W.)

ATTACHMENT 3



LEFT ELEVATION SCALE: 1/8"=1'-0"



REAR ELEVATION SCALE: 1/8"=1'-0"

FRONT ELEVATION SCALE: 1/8"=1'-0"

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the special permit for infill development with reduction to lot width and side yard setback in the A-3 (Apartment) 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 comments or objections.

Planning and Inspections Department – Land Development

No objections to proposed special permit.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application. Parking reduction study approved.

Street Lights Department:

Does not object to this request.

For this development 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

No comments provided.

El Paso Water

EPWater does not object to this request.

EPWU-PSB Comments

There is an existing 4-inch diameter water main extending along the alley that is between Seventh Ave. and East Olivas Villegas Aoy Ave., that is available to provide service. The water main is located approximately 6 feet west of the western property line.

There is an existing 12-inch diameter water main extending along Tays St. that is available to provide service. The water main is located approximately 18 feet west of the eastern right-of-way line.

Previous water pressure reading from fire hydrant #02257, located in the northwest corner of Seventh Ave. and Hills St., yielded a static pressure of 92 psi, a residual pressure of 84 psi, and a flow discharge of 750 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.

EPWater records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 911 Tays St.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along the alley that is between Seventh Ave. and East Olivas Villegas Aoy Ave., that is available to provide service, the sewer main is located approximately 10 feet west of the western property line.

General

EPWater requires a new service application to provide additional services 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 regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Services

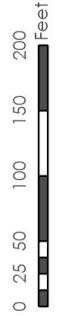
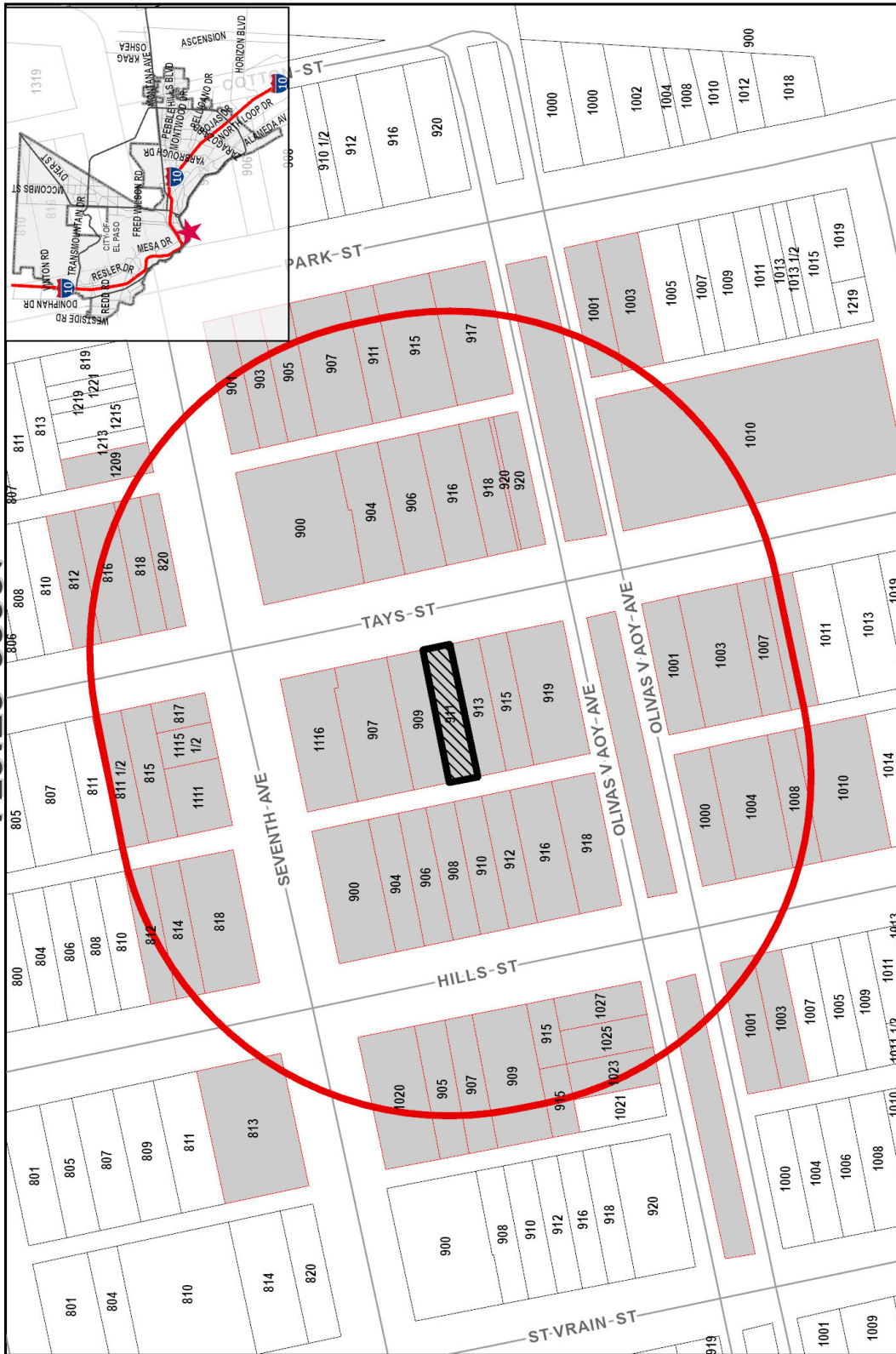
Texas Gas Service has a service line at 911 Tays St.

El Paso Electric

No adverse comments for 911 Tays St.

ATTACHMENT 5

PZST25-00009



 Subject Property
 300 Feet Notice Area
 Notified Properties



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