

1514 Montana

City Plan Commission — July 31, 2025

SPECIAL PERMIT



CASE NUMBER: PZST25-00003
CASE MANAGER: Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER: 1514 Montana LLC
REPRESENTATIVE: Vanessa Duran
LOCATION: 1514 Montana Avenue (District 8)
PROPERTY AREA: 0.206 acres
EXISTING ZONING: A-2 (Apartment)
REQUEST: Special Permit for use of professional office, reduction to front, rear and side setbacks, 70% parking reduction and Detailed Site Development Plan approval in A-2 (Apartment) zone district.
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of July 24, 2025.

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow a professional office use within the A-2 (Apartment) zone district, along with reductions to the required front, rear, and side setbacks, and a 70% reduction in parking requirements.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in an A-2 (Apartment) zone district, setback reductions and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future land use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

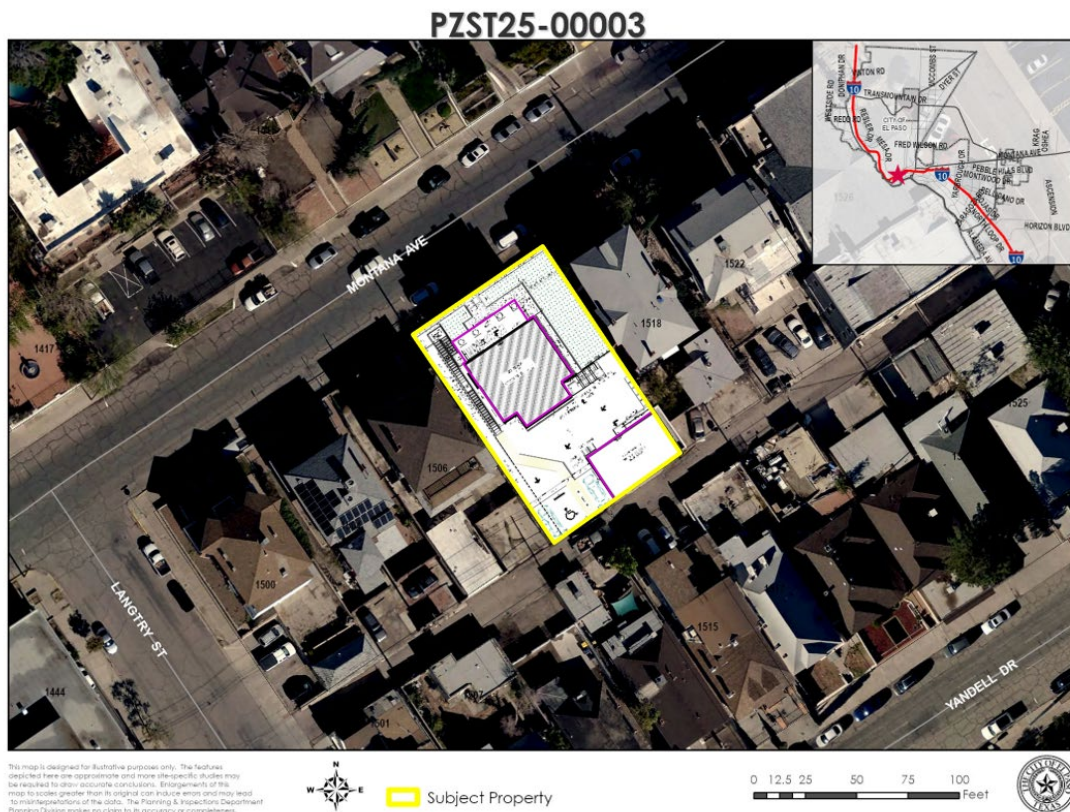


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit for the use of a professional office within the A-2 (Apartment) zone district, along with reductions to front, rear and side setbacks. The detailed site development plan shows an existing single-family residence of approximately 1,626 square feet and an accessory structure of 1,000 square feet. The main structure is proposed to be converted into a professional office with a basement dwelling unit, while the accessory structure will be converted into an additional dwelling unit, resulting in a mixed-use development consisting of a professional office and a duplex. The applicant seeks approval of the following reductions:

	A-2 (Apartment) Zone District		
Density/Dimensional Standard	Required (Office)	Required (Duplex)	Proposed
Front Yard Setback (min.)	20 ft	20 ft	14 ft 4 in
Rear Yard Setback (min.)	15 ft	25 ft	0 ft
Side Yard Setback (East) (min.)	5 ft	5 ft	0 ft
Side Yard Setback (West) (min.)	5 ft	5 ft	No Change

The development requires a minimum of ten (10) vehicular parking spaces and three (3) bicycle spaces. While the required bicycle spaces are provided, the applicant is also requesting a 70% parking reduction, equivalent to seven (7) parking spaces. A parking study was submitted in support of the request (see Attachment 4), identifying 115 on-street parking spaces within 300 feet of the subject property, with an average availability of 72 spaces. Pedestrian access to the property is provided from Montana Avenue, while vehicular access will be from an alley connecting Lee Street and Langtry Street. The nearest bus stop is located approximately 0.03 miles from the subject property along Montana Avenue.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan complies with all applicable standards of the El Paso City Code.
2. Furtheres <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 is compatible with the surrounding residential, apartment, and office uses.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Montana Avenue, which is classified as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for a professional office and duplex use. The proposed development is not expected to impose an undue burden on existing public improvements.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	No adverse impacts are anticipated from the approval of the proposed special permit and detailed site development plan. The development will comply with zoning requirements and is not expected to negatively affect neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	The subject property does not involve greenfield development, 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 due to the existing structure being built.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.04.320.D)	
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed development is compatible with surrounding residential uses and structures. The principal building will retain its existing façade and will be converted for use as a professional office and a duplex.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is consistent in intensity and scale with the surrounding development.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (EL PASO CITY CODE SECTION 20.14.070.A) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:	
Criteria	Does the Request Comply?
1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years.	Yes. The subject property is located within the Franklin Heights Addition, which was platted in 1901.
2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking.	Yes. The building has maintained its current footprint on the property since 1908.
3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure.	Yes. Due to the building's layout, the subject property can accommodate only three parking spaces at the rear.
4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.	Yes. The property owner does not own any parcels within 300 feet that can accommodate the necessary off-street parking.

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 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.</p>	Yes. The proposed redevelopment aligns with the future land use designation and is compatible with the surrounding development.

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-2 (Apartment): 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.</p>	<p>Yes. The proposed professional office and duplex uses are compatible with the surrounding single-family, multi-family, and office uses in the neighborhood. A duplex is permitted by right, while a professional office use is allowed in the A-2 (Apartment) zone district through the approval of a special permit.</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 subject property is located within the Montana Avenue National Historic District; however, it is not locally designated and is not subject to local historic review.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed facility is not anticipated to pose any adverse effects on the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield or environmentally sensitive arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable, with no rezoning 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>Existing zoning will not be changed. Due to the location and the proposed use, a special permit is required per City Code.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has access from Montana Avenue, which is designated as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP), making it suitable for the proposed redevelopment. Existing infrastructure and public services are adequate to support the project. Additionally, there are at least eight (8) bus stops within a 0.25-mile walking distance of the property, with the nearest located approximately 0.03 miles away along Montana Avenue.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group, El Paso Central Business Association, and Central El Paso Community Organization, all of which were notified of the special permit application. Public notices were sent to property owners within 300 feet of the subject property on July 18, 2025. As of July 24, 2025, the Planning Division has not received any communication in support of or opposition to the special permit and detailed site development plan 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.

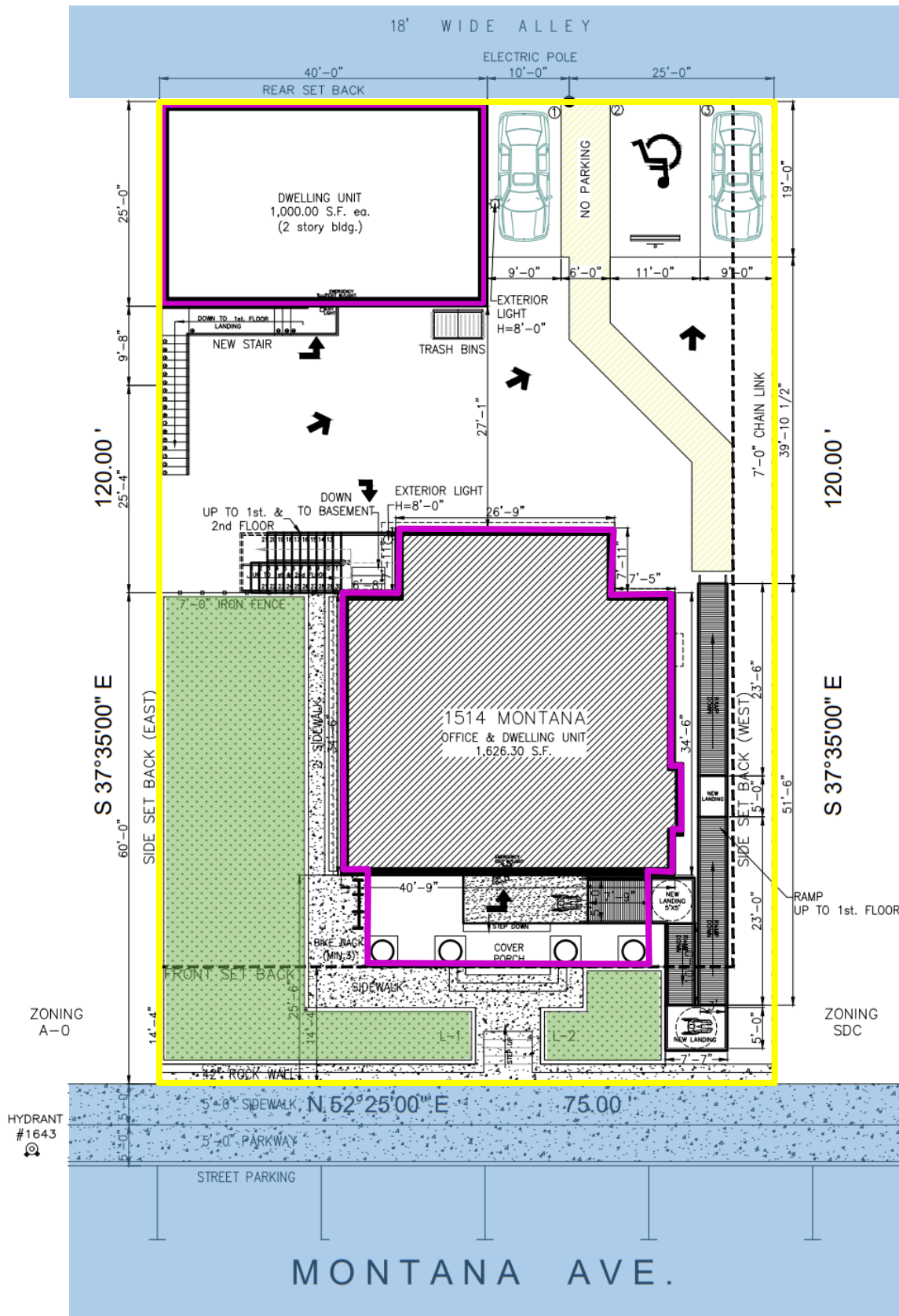
ATTACHMENTS:

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

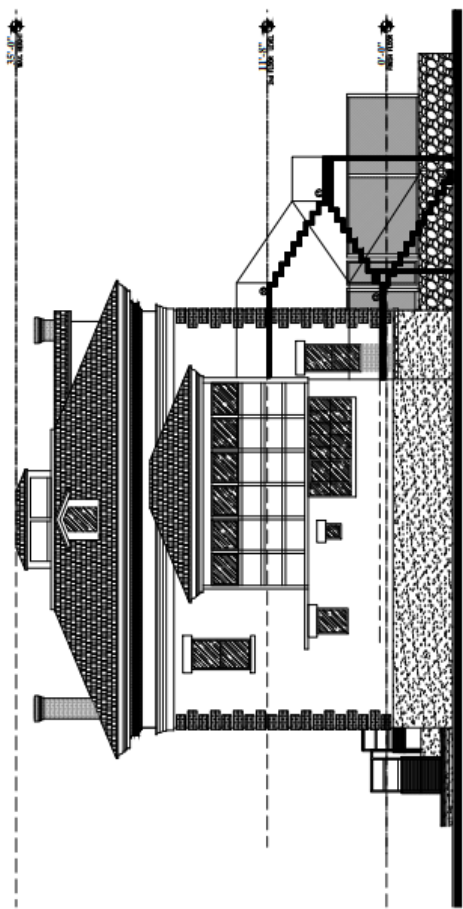
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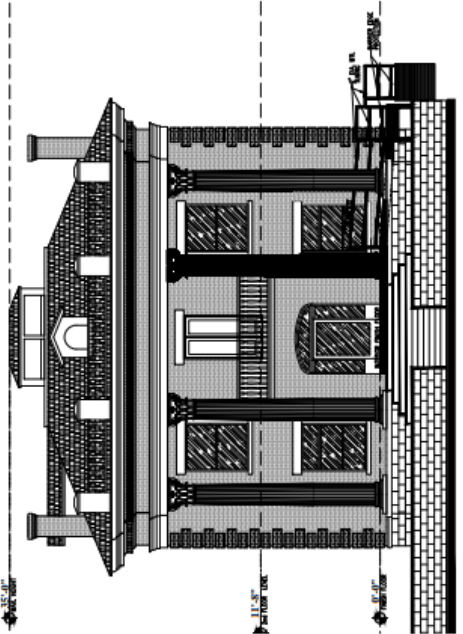
ATTACHMENT 2



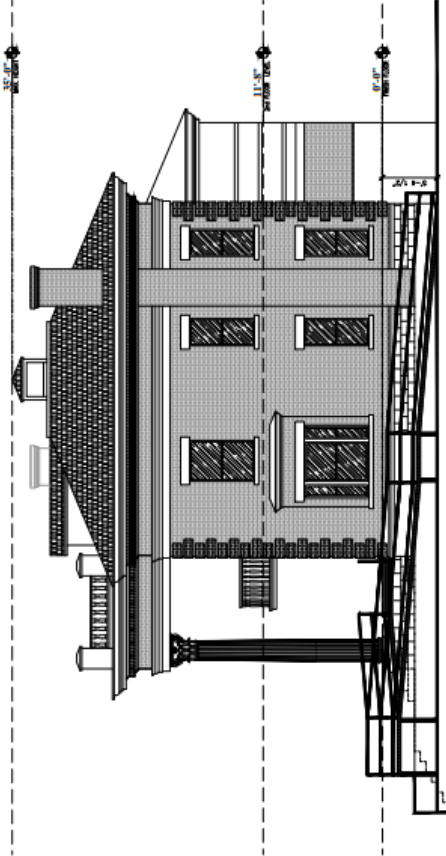
ATTACHMENT 3



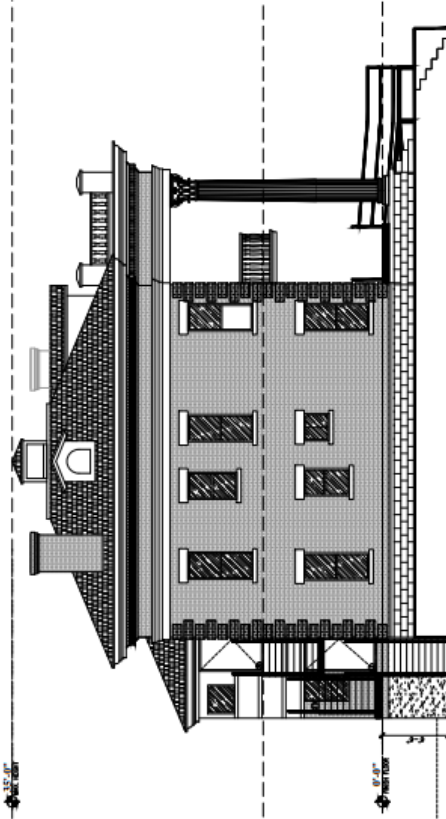
3 REAR ELEVATION
Scale: 3/16" = 1'-0"



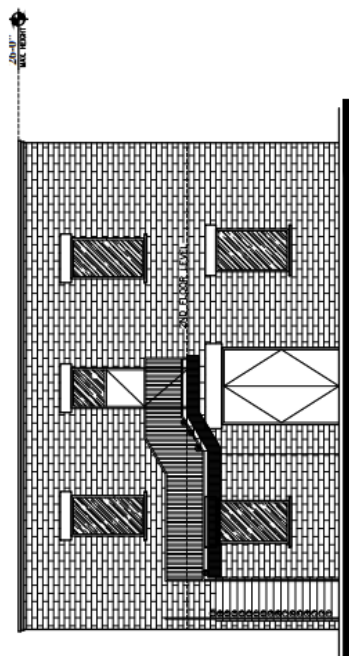
2 FRONT ELEVATION
Scale: 3/16" = 1'-0"



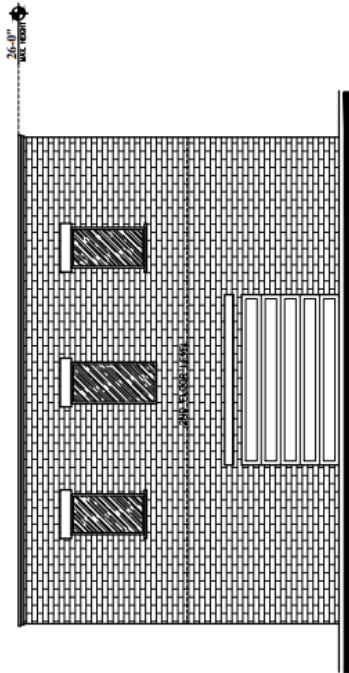
5 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



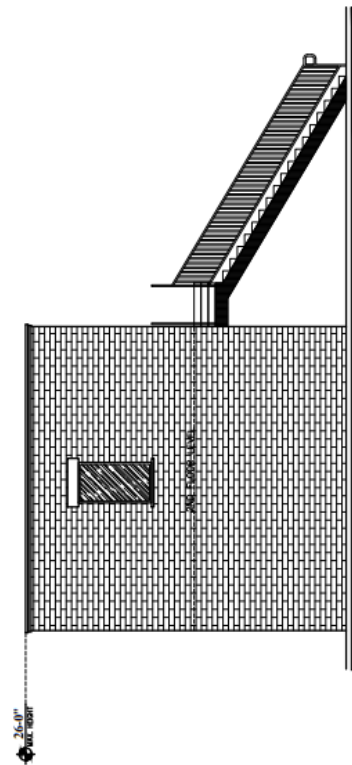
4 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



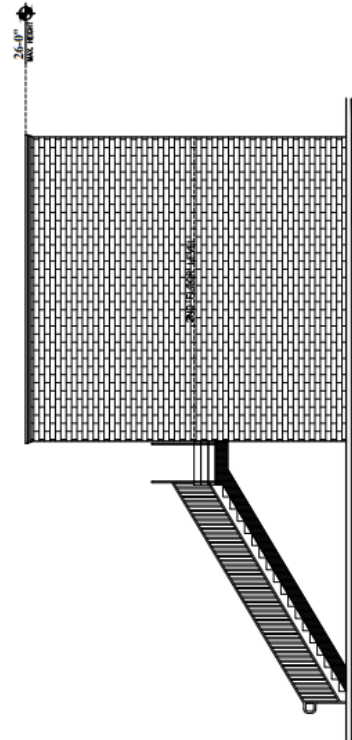
7 DWELLING UNIT - FRONT ELEVATION
Scale: 3/16" = 1'-0"



8 DWELLING UNIT - REAR ELEVATION
Scale: 3/16" = 1'-0"



10 DWELLING UNIT - LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"



9 DWELLING UNIT - RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"

ATTACHMENT 4

MAP PARKING AND OTHER FACILITIES W/300' RADIUS OF 1514 MONTANA AVE.



SPECIAL PERMIT PARKING SURVEY

115 TOTAL PARKING SPACES								
DATE	MONTANA AVE.		LANGTRY ST.		YANDELL DR.		LEE ST.	
04/30/25	37 SPACES		17 SPACES		29 SPACES		32 SPACES	
TIME	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED	AVAILABLE	OCCUPIED
7:00 AM	37	0	16	1	19	10	32	0
8:00 AM	34	3	16	1	16	13	30	2
9:00 AM	27	10	14	3	15	14	26	6
10:00 AM	19	18	11	6	17	12	27	5
11:00 AM	18	19	9	8	17	12	27	5
12:00 AM	12	25	7	10	13	16	13	19
1:00 PM	17	20	6	11	12	17	17	15
2:00 PM	15	22	6	11	12	17	16	16
3:00 PM	19	18	7	10	12	17	16	16
4:00 PM	21	16	8	9	12	17	18	14
5:00 PM	25	12	9	8	9	20	19	13
6:00 PM	37	0	17	0	17	12	25	7
7:00 PM	37	0	16	1	13	16	32	0



1.1

PROJECT LOCATION

Scale: N/A

ON STREET PARKING FACILITIES WITHIN 300 FEET RADIUS FROM 903 PARK ST. 24-DIAGONAL PARKING SPACES ON LEE ST.

91-PARALLEL PARKING SPACES.

3 SUN METRO BUS STOP WITHIN 300' RADIUS.

WITH ACCESSIBLE ROUTE SIDEWALKS, THERE ARE ADA CURB RAMPS AT ALL INTERSECTIONS.



2 FIRE HYDRANTS WITHIN 300' RADIUS.



PARKING SPACES WITHIN 300' RADIUS.

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit and detailed site development plan requests for the use of a professional office in an A-2 (Apartment) zone district, setback reductions and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future land use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments or objections to the proposed special permit.

Planning and Inspections Department – Land Development

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

Note: Comment has been addressed.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

- Grant parking reduction as per City Ordinance 20.14.070 Parking reductions
- No objections to application

Street Lights Department:

For the development of a subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

No comments provided.

El Paso Water

No objections to request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main that extends along the alleyway between Montana Ave. and Yandell Dr., located approximately 5-feet south of the northern right of way line. This main is available to provide service.

There is an existing 16-inch diameter water main that extends along Montana Ave., located approximately 21-feet south of the northern right of way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure reading from fire hydrant #01643, located at the southwest corner of the intersection of Montana Ave. and Lee St. has yielded a static pressure of 86 (psi), a residual pressure of 84 (psi), and a discharge of 1,061 (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 existing 1 1/2-inch water meter serving the subject property with service address of 1514 Montana Ave.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along the alleyway between Montana Ave. and Yandell Dr. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along Montana Ave. located on the southern portion of the street. This main dead-ends approximately 187-feet east of Langtry St. This main is available to provide service.

There is an existing 18-inch diameter sanitary sewer main that extends along Montana Ave. located 5-feet south of the northern right-of-way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General

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

Stormwater:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

El Paso Electric

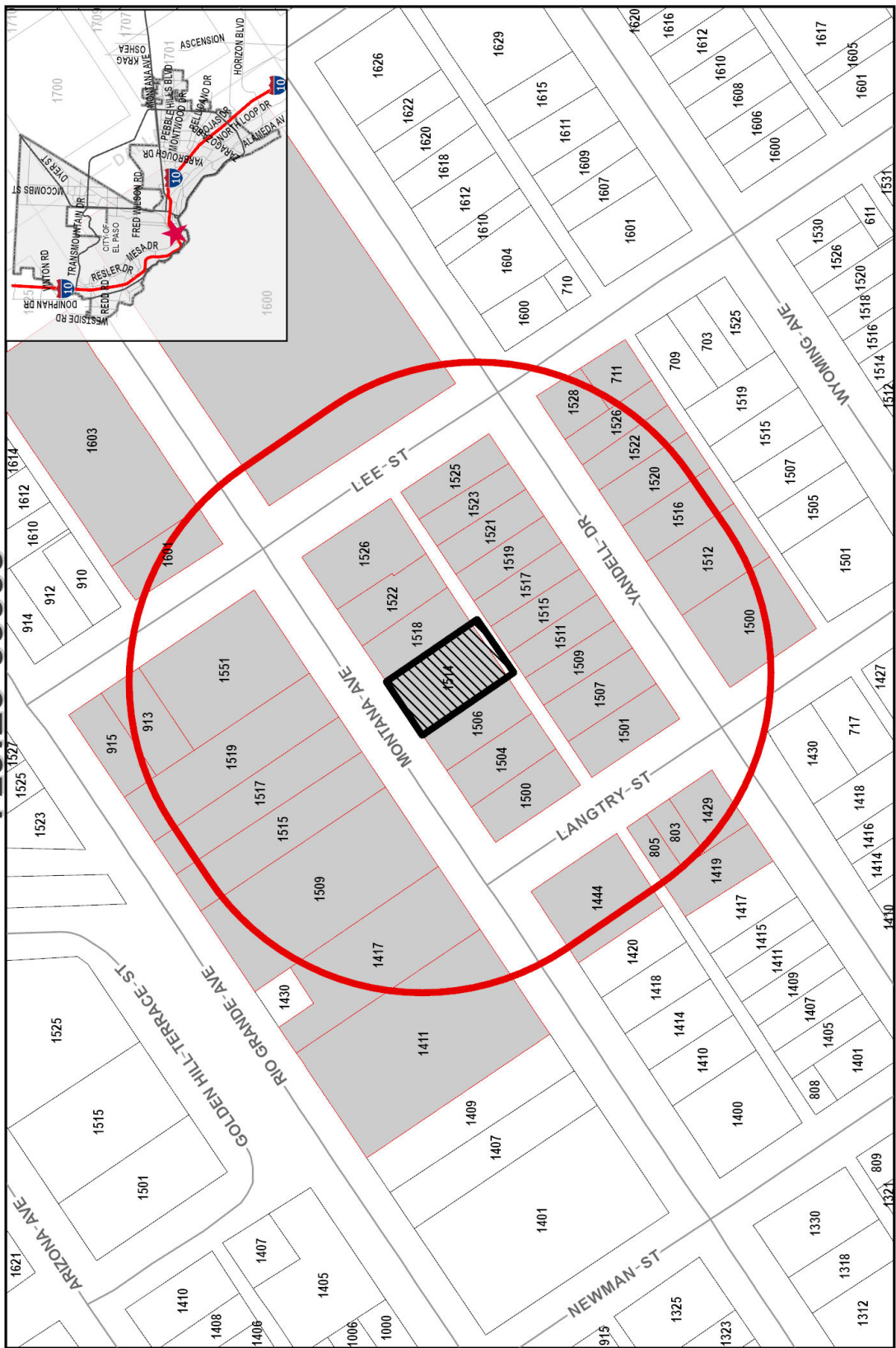
No comments for 1514 Montana Ave.

Texas Gas Service

Texas Gas Service has a service line at 1514 Montana Ave.

ATTACHMENT 6

PZST25-00003



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 draw accurate conclusions. Engagements of this type are not intended to be used for legal or regulatory purposes. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.