



ITEM 24

506 Randolph Special Permit

PZST24-00018

Strategic Goal 3.

Promote the Visual Image of
El Paso





Aerial

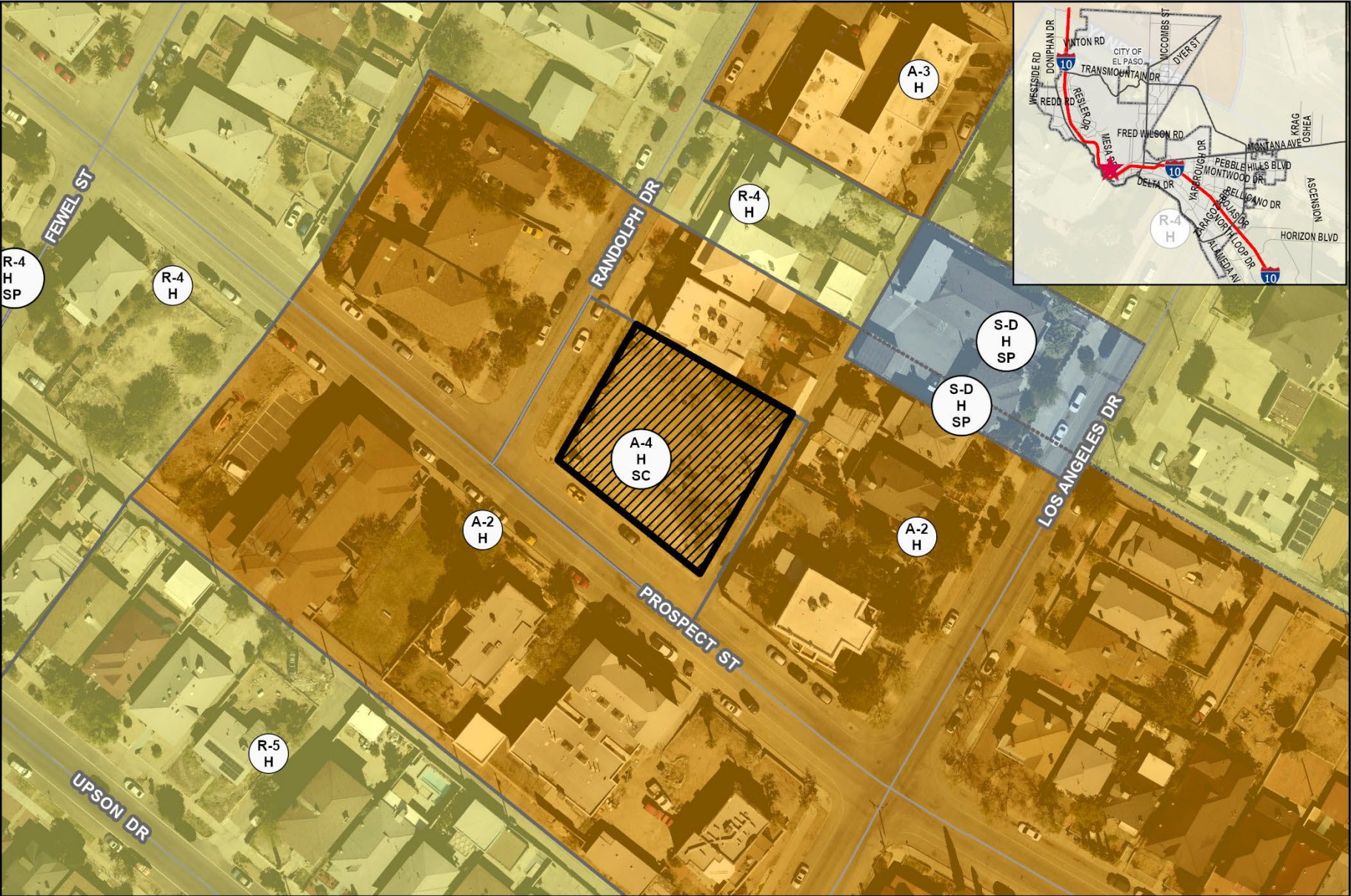
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 20 40 80 120 160 Feet





Existing Zoning

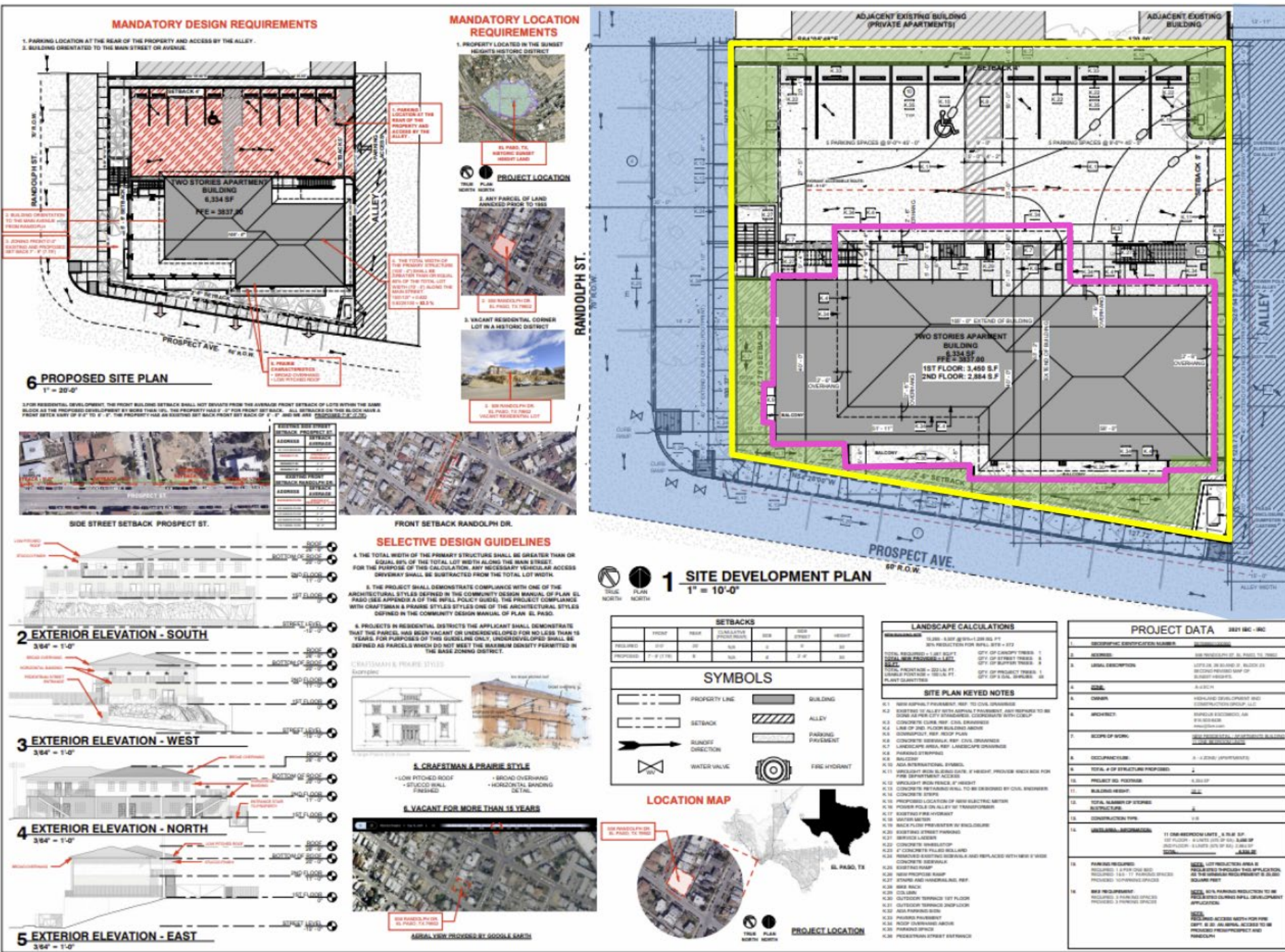
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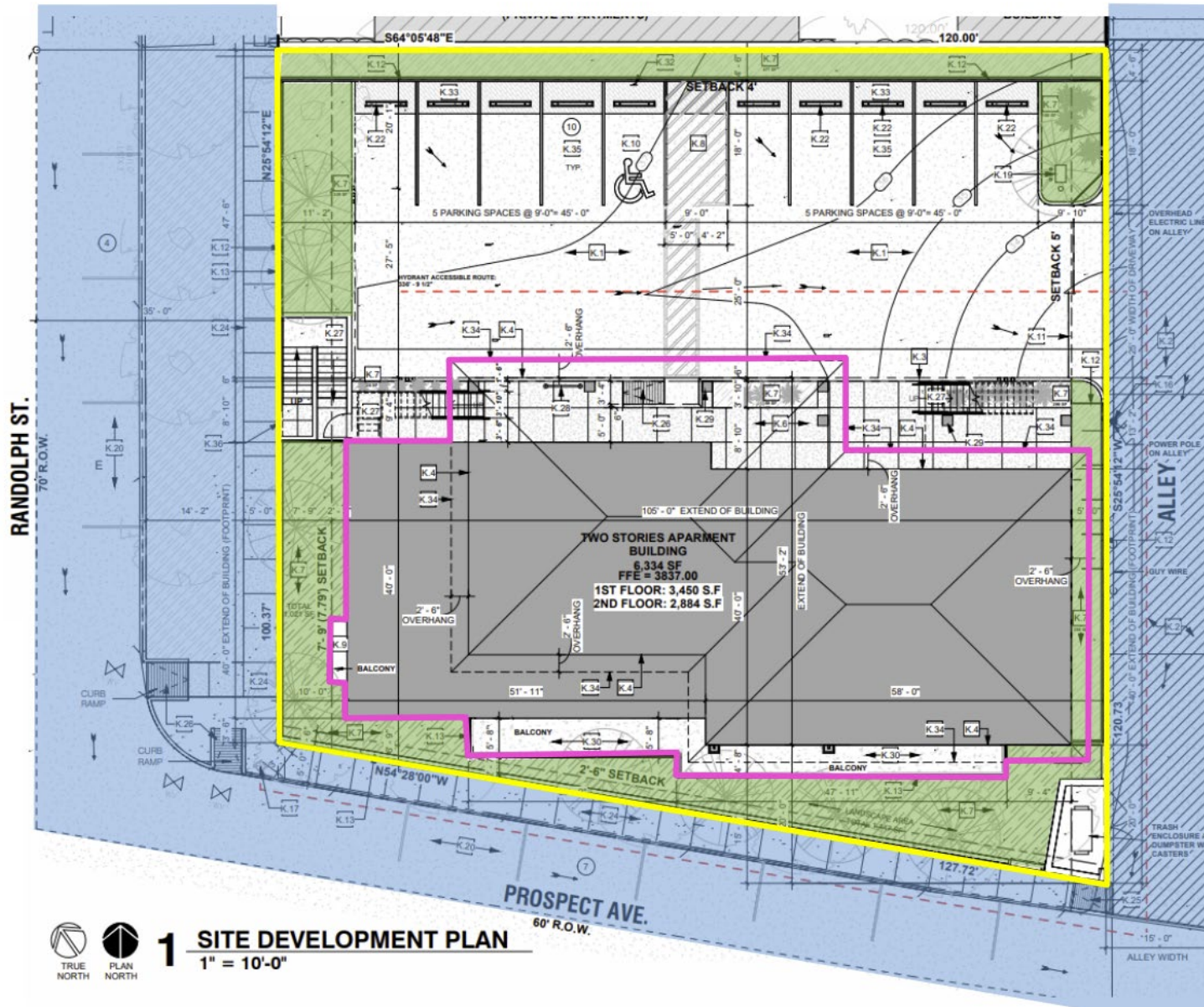
 Subject Property



Detailed Site Development Plan



Detailed Site Development Plan



A-4 (Apartment) Zone District – Apartments

Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	20,000 *	13,265
Lot Width (average min.)	100	No change
Lot Depth (min.)	100	No change
Front Yard Setback (min.)	9 ft 2 in **	7 ft 9 in
Rear Yard Setback (min.)	20 ft	5 ft
Side Yard Setback (min.)	4 ft	No change
Side Street Yard Setback (min.)	10 ft	2 ft 6 in

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

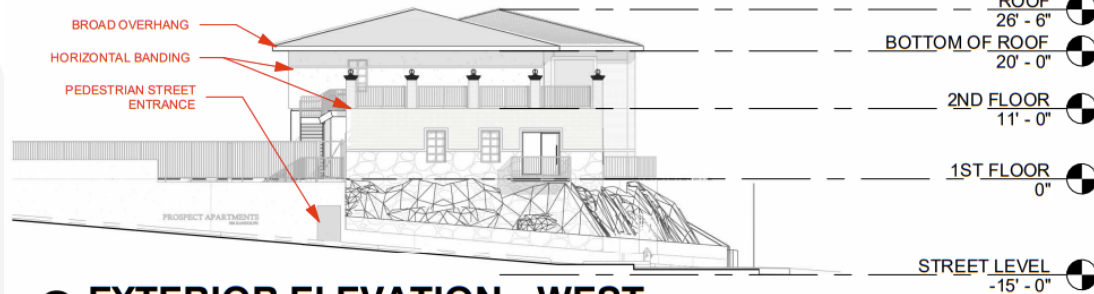
**Average required per Infill Development guidelines (±15% deviation).

Note: bold indicates requested reductions.



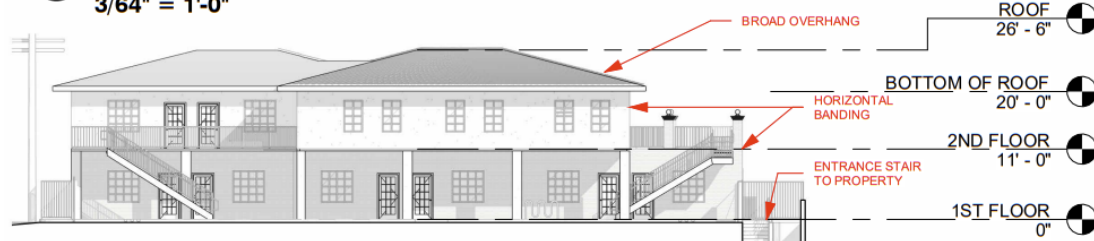
2 EXTERIOR ELEVATION - SOUTH

3/64" = 1'-0"



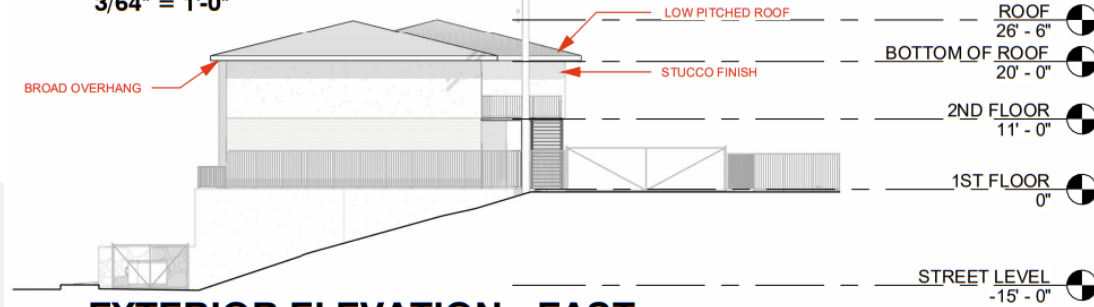
3 EXTERIOR ELEVATION - WEST

3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH

3/64" = 1'-0"



5 EXTERIOR ELEVATION - EAST

3/64" = 1'-0"

Elevations



Aerial with Site Plan

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 Subject Property

0 10 20 40 60 80
Feet



Subject Property



Surrounding Development



N



W

S

E



Public Input

- On May 13, 2024, the proposed project received a Certificate of Appropriateness from the Historic Landmark Commission.
- In April 2024, the applicant met with the Sunset Heights Neighborhood Association to discuss the project, and the association expressed their support.
- Notices were mailed to property owners within 300 feet on June 20, 2025
- As of today, the Planning Division has not received any communication in support or opposition to the request from the public.





Recommendation

- Staff and CPC recommended **approval** of the special permit and detailed site development plan.



Mission

Deliver exceptional services to support a high quality of life and place for our community



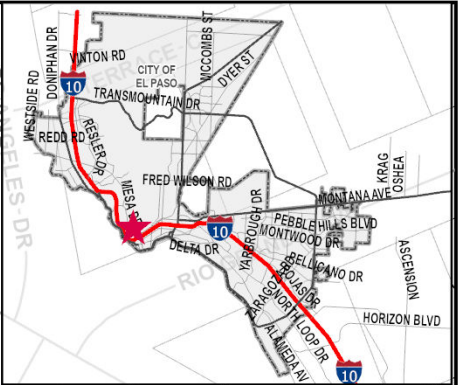
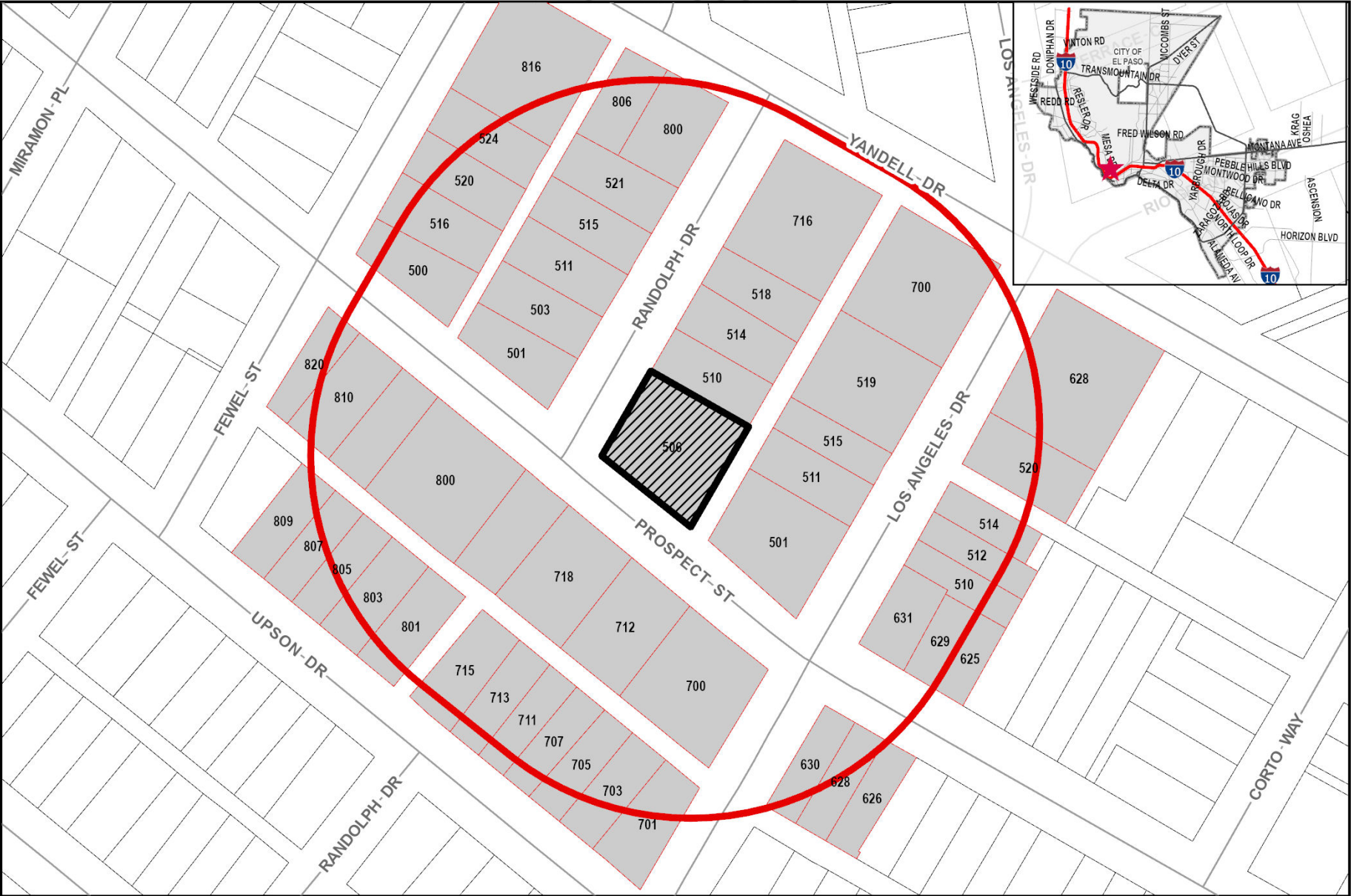
Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People



Notification
Boundary
Map

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- Subject Property
- 300 Feet Notice Area
- Notified Properties

