

# 525 Lafayette

City Plan Commission — May 8, 2025

REZONING



**CASE NUMBER:** PZRZ25-00006  
**CASE MANAGER:** Blanca Perez, (915) 212-1561, [PerezBM@elpasotexas.gov](mailto:PerezBM@elpasotexas.gov)  
**PROPERTY OWNER:** MVG Limitless Group, LLC  
**REPRESENTATIVE:** Ray Mancera  
**LOCATION:** 525 Lafayette Dr. (District 3)  
**PROPERTY AREA:** 1.39 acres  
**REQUEST:** Rezone from R-3 (Residential) to A-2 (Apartment)  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** Received two (2) calls of inquiry as of May 1, 2025

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-3 (Residential) to A-2 (Apartment) to allow apartments (five or more units).

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation. The conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required adjacent to Bowman Lateral/Mesa Drain.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

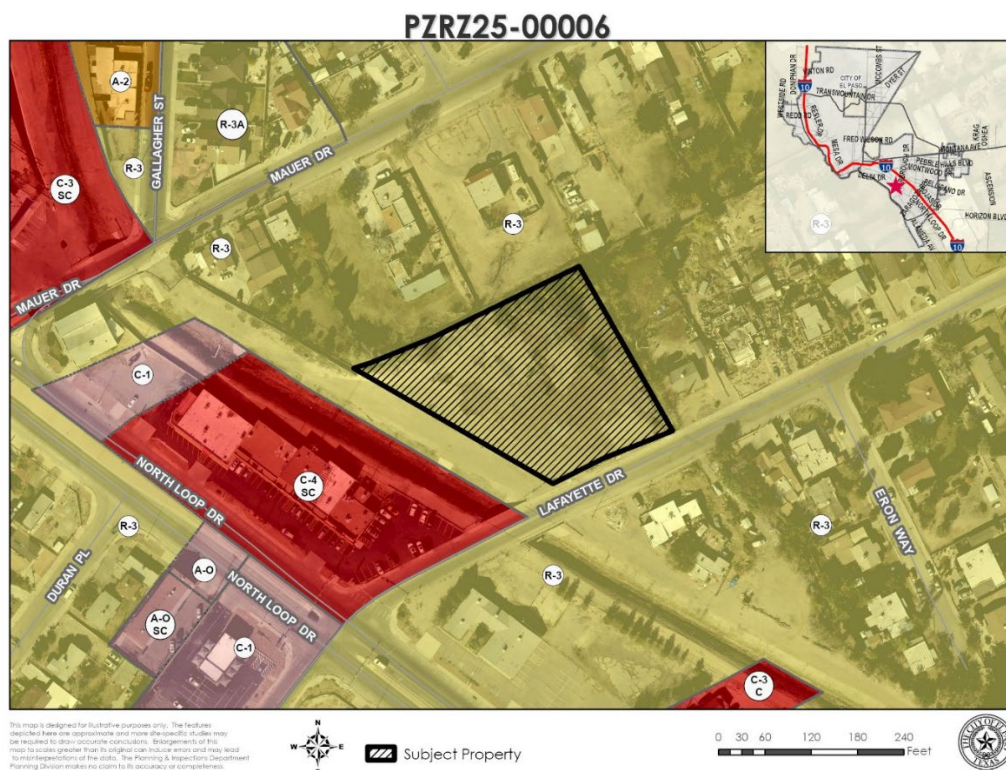


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-3 (Residential) to A-2 (Apartment) to allow for apartments (five or more units). The subject property is approximately 1.39 acres in size. The conceptual site plan shows five (5) proposed two story buildings with a total of (30) units. This proposal includes (62) parking spaces. Per A-2 (Apartment) zone district, a maximum density of (34) units are allowed on the subject property. Main access to the subject property is provided from Lafayette Drive. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with the residential uses in the area. Properties to the north and east include single-family dwellings zoned R-3 (Residential). Properties to the south include apartments zoned R-3 (Residential) and to the west, properties include Bowman Lateral zoned R-3 (Residential) and a retail establishment zoned C-4/sc (Commercial/special contract).

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> 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.</p>	<p>Yes. The proposed development is compatible with the future land use designation as it will integrate well with the mixed residential uses and nearby commercial establishments within the area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>A-2 (Apartment) District:</b> 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 zoning is compatible with surrounding zoning as the proposed medium density use will integrate with the various types of residential uses, allowing for a mixture of housing types in the area.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property has access to Lafayette Drive, which is a collector in the City's Major Thoroughfare Plan. The classification of this street is appropriate for the proposed development as it connects to adjacent residential neighborhoods and other commercial establishments on the area.</p>
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	

<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	None. The property is not located within any historic districts or any other special designation areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse effects on the area.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	Yes. The area is stable and has maintained mixed residential zoning and uses.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Lafayette Drive, a road classified as a collector on the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate for the proposed development. The proposed development is accessible for pedestrian traffic as it provides sidewalks along Lafayette Street and is serviced by one bus stop at a walking distance. The closest bus stop is along North Loop Drive and is 0.19 miles away from the subject property. Lafayette Drive connects to North Loop Drive and Yarbrough Drive, two major arterials under the same plan, and provides accessibility to nearby commercial establishments in the area.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received from the reviewing departments.

**PUBLIC COMMENT:** The subject property lies within three (3) neighborhood associations including Mission Valley Civic Association, Corridor 20 Association and Ralph T. Cloud Neighborhood Association, which were notified about the rezoning by the applicant. Public notice was sent to property owners within 300 feet of the subject property on April 25, 2025. As of May 1, 2025, the Planning Division has received two (2) calls of inquiry and has not received any communication in support or opposition of the rezoning 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:

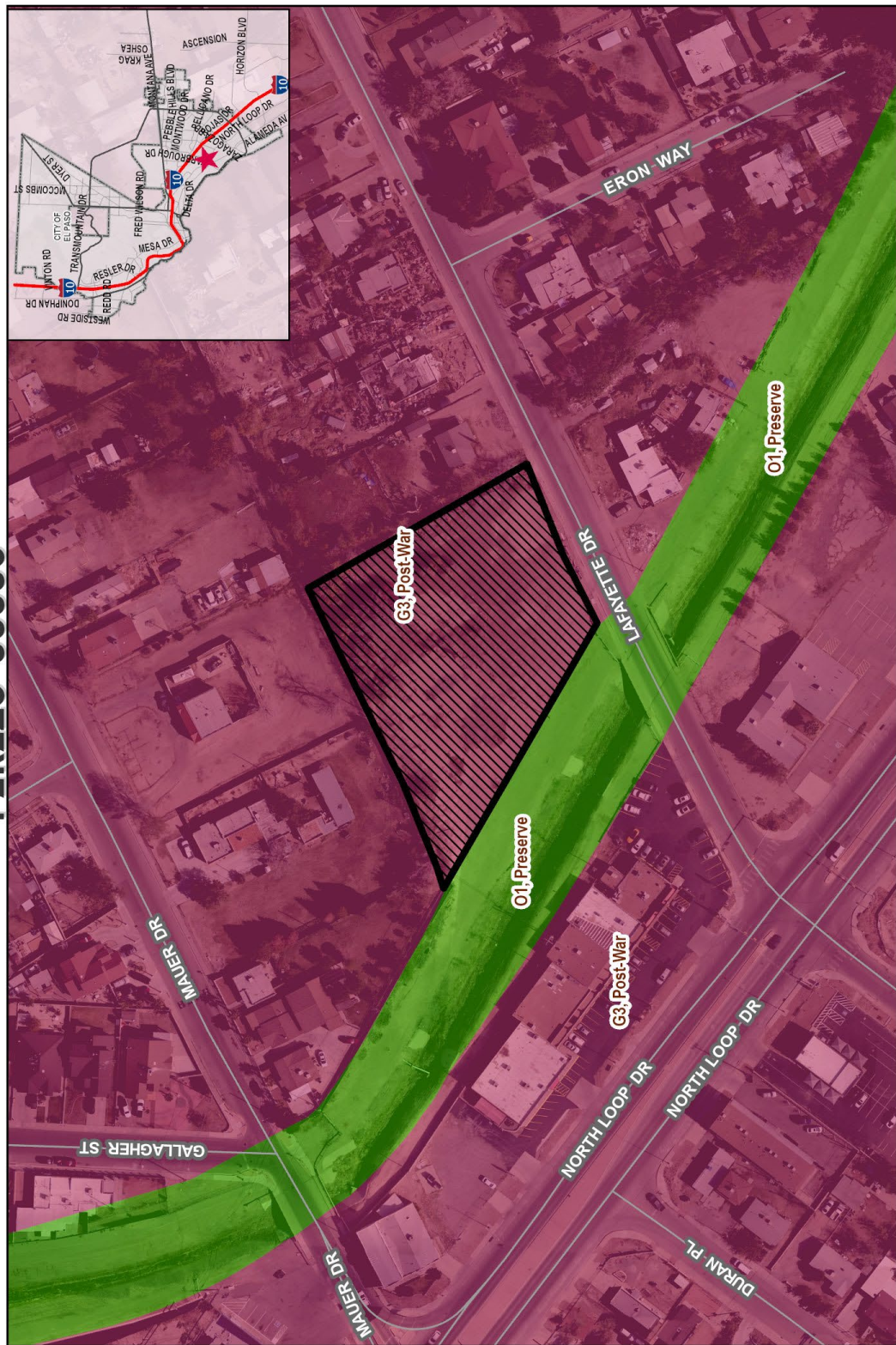
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning 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. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning 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. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1

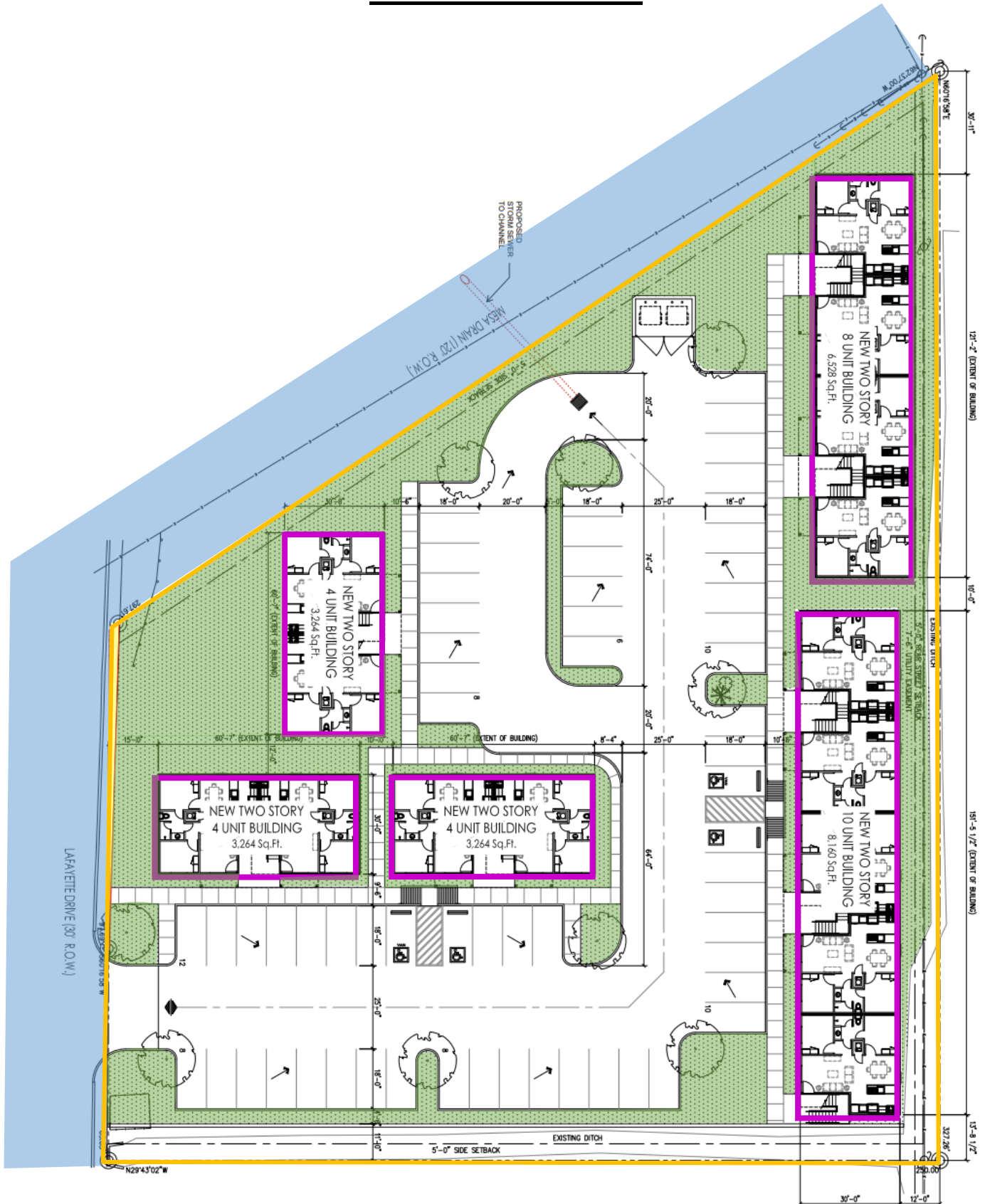
PZRZ25-00006



 Subject Property

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

# ATTACHMENT 2



# **ATTACHMENT 3**

## **Planning and Inspections Department - Planning Division**

Staff recommends approval with conditions of the request. This recommendation is based on the consistency of the request with Plan El Paso, the city's adopted Comprehensive Plan, for the G-3, Post-War future land use designation. The conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required adjacent to Bowman Lateral/Mesa Drain.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

## **Planning and Inspections Department – Plan Review & Landscaping Division**

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. 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**

1. 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.
2. Coordinate proposed storm sewer pipe to discharge into the Mesa Drain with EPWU Stormwater Department for their requirements.
3. Dimension proposed driveway width.
4. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals.

## **Fire Department**

Recommend approval. No adverse comments.

## **Police Department**

No comments provided.

## **Environment Services**

No comments provided.

## **Streets and Maintenance Department**

No objections to application. No TIA is required.

## **Sun Metro**

Does not affect current Sun Metro transit services or operations.

## **El Paso Water**

EPWater does not object to this request.

There is an existing 12-inch diameter water main along Lafayette Drive located approximately 10-feet south of the northern right-of-way line. This main is available for service.

Previous water pressure reading from fire hydrant #1814 located on the Northwest Corner of the intersection of Lafayette Dr. and North Loop Dr has yielded a static pressure of 98 psi, a residual pressure 88 psi and a discharge of

1256 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 15-inch diameter sanitary sewer main that extends along Lafayette Dr. and is approximately 19-feet south of and parallel to the northern right-of-way line. This main is available for service.

There is an existing 33-inch diameter sanitary sewer main that extends along the Mesa Drain. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

#### **General**

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor. 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 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.

Drainage Improvements to Lafayette Dr. might not include any discharge from this development; check with City of El Paso Mapping Department.

The plan shows a storm sewer connection into the Mesa Drain Channel; permission from El Paso County Water Improvement District #1 will be required.

#### **Texas Department of Transportation**

No comments provided.

#### **El Paso County Water Improvement District #1**

No comments provided.

#### **Texas Gas Service**

Texas Gas Service has an active service line at 525 Lafayette and a Regulator station in the south east corner of the property inside an easement. Also, Texas Gas Service will need an easement to provide gas service to these apartments.

#### **911 District**

No comments/concerns regarding this zoning.

## ATTACHMENT 4

