

2611 John Hayes

City Plan Commission — January 29, 2026

SITE PLAN



CASE NUMBER:	PZDS25-00041
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	Investment Builders Inc.
REPRESENTATIVE:	Wright and Dalbin Architects, Inc.
LOCATION:	2611 John Hayes St. (District 5)
PROPERTY AREA:	2.59 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 17072
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of apartment multifamily residential use. Per Ordinance No. 17072, review and approval of a detailed site development plan from City Plan Commission is required prior to the issuance of building permits. The applicant also is requesting approval of the proposed landscaping modification (detailed under Evaluation of Landscaping Modification Request).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the landscaping modifications and detailed site development plan request. The proposed use is permissible by right in the C-2 (Commercial) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

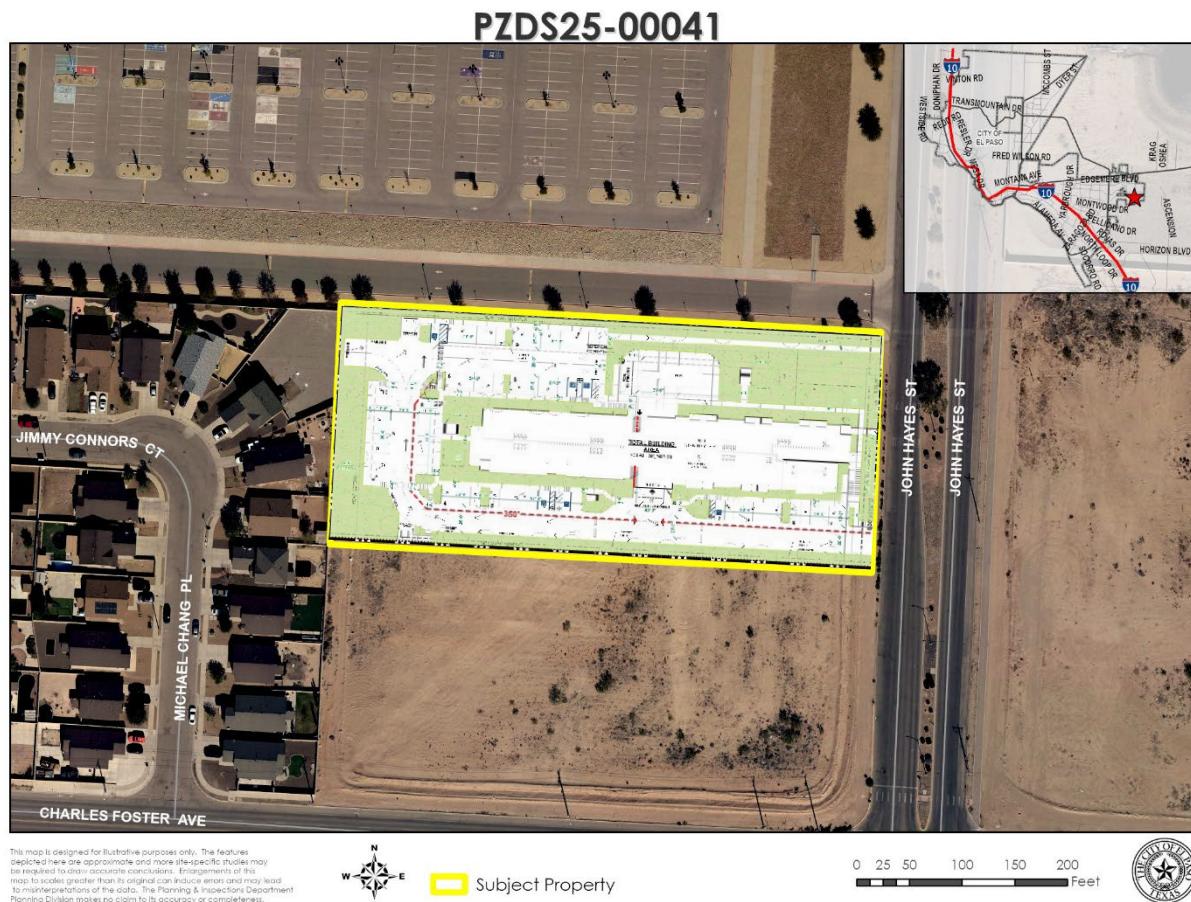


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required per Ordinance No. 17072, dated February 10, 2009, which requires approval from the City Plan Commission prior to issuance of building permits. The applicant is also requesting approval of the proposed landscaping modification as allowed per the imposed condition and is described below under Evaluation of Landscaping Modification Request. The site plan proposes the development of a 2.59-acre lot located at 2611 John Hayes Street for a proposed apartment complex. The proposed development includes one (1) building with a total of sixty apartment units. There will be thirty-four (34) one-bedroom units and twenty-six (26) two-bedroom units. The proposed apartment building is 66,583 square feet in size and will have a maximum height of thirty-nine feet (39'). The applicant is providing seventy-two (72) parking spaces and complies with parking requirements. Vehicular access will be provided from John Hayes Street.

PREVIOUS CASE HISTORY: Ordinance No. 17072 (Attachment 4), dated February 10, 2009, changed the zoning from R-F (Ranch and Farm) to C-2 (Commercial) with the following applicable conditions:

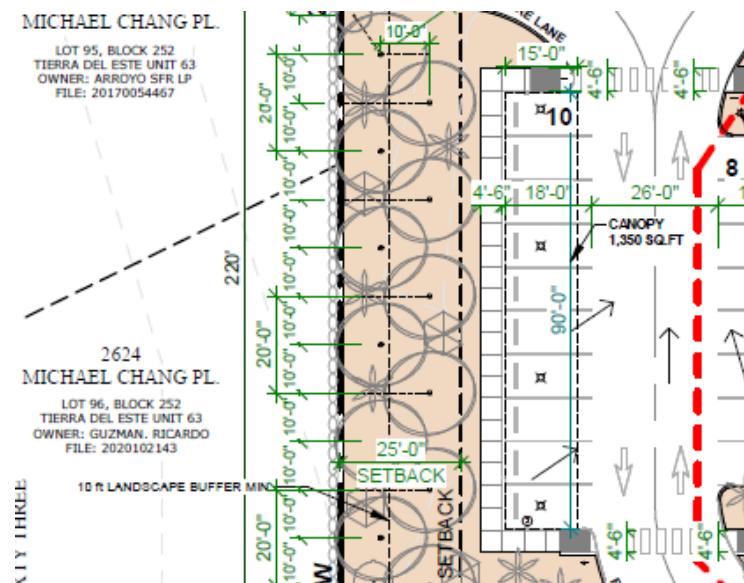
1. That a detailed site development plan be reviewed and approved per the El Paso City Code prior to the issuance of any building permits.
2. A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission through the detailed site development plan review and approval process.

Note: Conditions are satisfied through this request. The applicant is requesting approval of the proposed landscaping modification.

EVALUATION OF LANDSCAPING MODIFICATION REQUEST: The applicant is requesting approval of the proposed landscaping modification as allowed per the imposed condition:

A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission through the detailed site development plan review and approval process.

The proposed modification of the landscaping includes a double row of trees spaced at twenty feet (20') on center, within a thirty-foot (30') landscaped area.



Staff recommends approval of the landscaping modification as the proposed changes achieve the screening effect intended per the condition where abutting residential zoned property. An increased tree separation provides for the use of different species of trees that need more room to grow healthy and the double row of trees provides for screening between properties.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposal is in character with surrounding uses and zoning districts. The property to the north is zoned S-D (Special Development District) and includes Pebble Hills High School. The property to the west is zoned R-5 (Residential) developed with single-family dwellings. To the south and east, the properties are zoned C-2 (Commercial) and are currently vacant. The nearest school is Pebble Hills High School located adjacent to the subject property to the north. The closest park is East Cave Park located approximately 0.6 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. Per Ordinance No. 17072 review and approval from City Plan Commission is required prior to the issuance of building permits.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-2 (Commercial) District: The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.	Yes, the proposed use of apartments is permitted by right in the C-2 (Commercial) zone district and complies with all requirements.
THE PROPOSED ZONING DISTRICT'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.	There are no Historic Districts or Special Designations on the subject property.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from John Hayes Street, which is designated as a major arterial per the City of El Paso's Major Thoroughfare

Plan (MTP). The existing streets are appropriate to serve the proposed development. There is a bus stop located along Charles Foster Avenue within walkable distance (0.25 miles) of the subject property. Although sidewalks are not currently present along John Hayes Street, they shall be constructed as part of the proposed development to improve pedestrian accessibility. Existing sidewalks are available on surrounding streets.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

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:

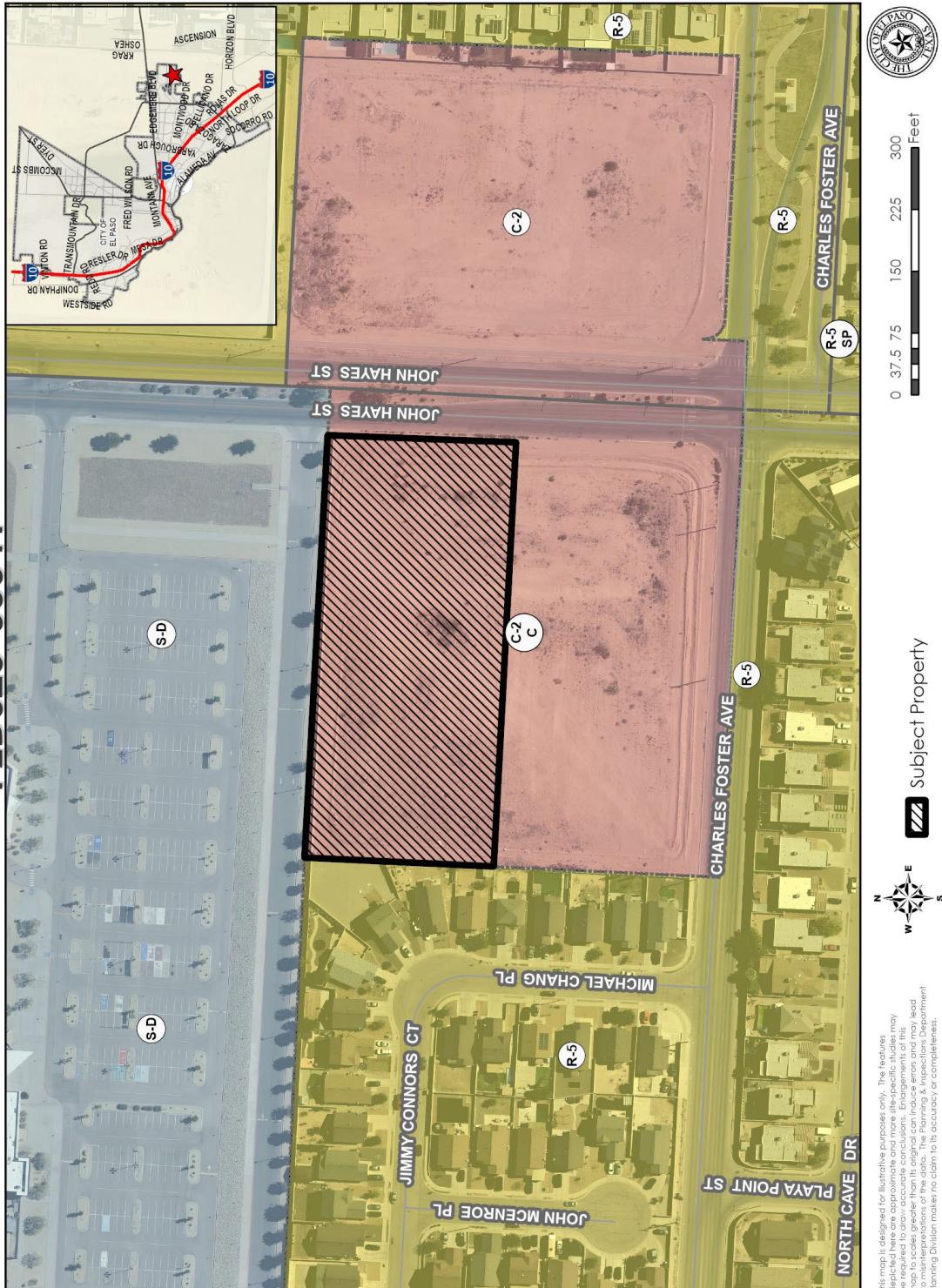
1. **Approve** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (**Staff Recommendation**)
2. **Approve 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. **Deny** of the Detailed Site Development Plan, 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 Plan
3. Elevations
4. Ordinance No. 17072
5. Department Comments

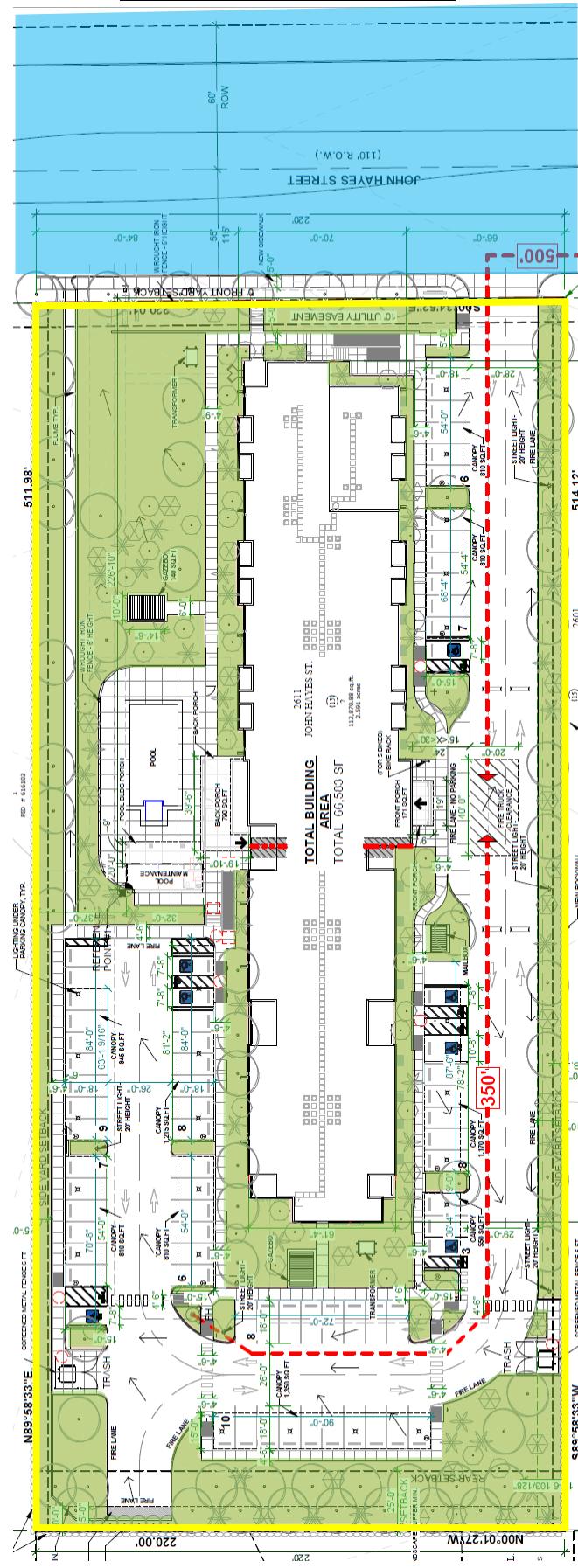
ATTACHMENT 1

PZDS25-00041



This map is designed for illustrative purposes only. The features depicted herein are approximate and made available for reference only. The City of El Paso, Texas, and its agencies and employees do not accept responsibility for any inaccuracies or omissions in the data. The Planning & Inspections Department makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

CITY CLERK DEPT.

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ORDINANCE NO. 017072

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 3:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 4:** A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 5:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 11:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 2: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); AND,

PARCEL 6: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 7: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM C-2 (COMMERCIAL) TO GMU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 8: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO GMU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 9: A PORTION OF SECTION 38, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO PR-II (PLANNED RESIDENTIAL); AND,

PARCEL 10: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS;

Doc #44665/Planning/Ord/ZON08-00085 (Rezoning w/conditions)/LCUE

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ORDINANCE NO. 017072

Zoning Case No: ZON08-00085

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NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, and* **Parcel 3:** *A portion of Section 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, and* **Parcel 4:** *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, and* **Parcel 5:** *A portion of Section 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, and* **Parcel 11:** *A portion of Section 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-2 (Commercial) and imposing conditions; and,*

Parcel 2: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to R-5 (Residential); and,*

Parcel 6: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-F (Ranch and Farm) to C-1 (Commercial) and imposing conditions; and,*

Parcel 7: *A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from C-2 (Commercial) to GMU (General Mixed Use) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes; and,*

Parcel 8: *A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-5 (Residential) to GMU (General Mixed Use) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes; and,*

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Parcel 9: A portion of Section 38, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-5 (Residential)** to **PR-II (Planned Residential)**; and,

Parcel 10: A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-5 (Residential)** to **C-2 (Commercial)** and imposing conditions; and,

Further, that **Parcels 1, 3, 4, 5, 6 10 and 11** described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. A detailed site development plan shall be reviewed approved per the El Paso City Code prior to the issuance of any building permits.

2. A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission through the detailed site development plan review and approval process.

PASSED AND APPROVED this 10th day of February, 2009.

THE CITY OF EL PASO

John F. Cook
John F. Cook
Mayor

ATTEST:

Richarda Duffy Monsen
Richarda Duffy Monsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
for Mathew S. McElroy
Deputy Director - Planning
Development Services Department

EXHIBIT 'A'
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Parcel 4 (R-F to C-2)

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Being a portion of Sections 47 and 48,
Block 79, Township 2,
Texas and Pacific Railway Company Surveys,
El Paso County, Texas
September 16, 2008

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METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 47 and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South 89°59'32" West a distance of 5,316.18 feet;; Thence North 00°37'18" East a distance of 2620.30 feet to a point for the "**TRUE POINT OF BEGINNING**"

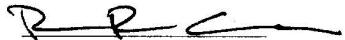
Thence South 89°58'33" West a distance of 626.84 feet to a point;

Thence North 00°01'27" West a distance of 499.20 feet to a point;

Thence North 89°58'33" East a distance of 621.99 feet to a point;

Thence South 00°34'52" East a distance of 499.22 feet to "TRUE POINT OF BEGINNING" and containing 7.156 acres of land more or less.

Not a ground survey.


Ron R. Conde
R.P.L.S. No. 5152



job # 808-21

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the landscaping modifications and detailed site development plan request. The proposed landscaping modifications represent an improvement of what is required, and the proposed use is permissible by right in the C-2 (Commercial) zone district and is compatible with surrounding uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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. On-site ponding of all storm-water runoff discharge volumes is required within this lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, SDM panel 1-4C-J, and DDM section 11.1.
2. Show all proposed drainage flow patterns on site plan and identify the on-site pond discharge location(s) for all storm-water runoff within the subdivision.
3. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and the Preservation of Natural Arroyos, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

Check with Fire Marshal's office for possible aerial access requirements.

Note: Comment to be addressed at building permitting stage.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

DA parking requirement information is missing on the detailed site development plan.

Streets Lighting:

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.

Contract Management:

1. Any proposed sidewalk within the city right-of-way must comply with the requirements of the DSC. Refer to Section 6 of the DSC for sidewalk specifications and construction details.
2. Indicate that proposed driveway on City ROW must meet DSC requirements.
3. 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.
4. Indicate that any damage to existing infrastructure caused by the development of this project must be restored to its original or better condition.

El Paso Water

EPWater does not object to this request.

The subject property is located within the City of El Paso 2009 Annexation Service Area. Annexation fees will be assessed and collected at the time the El Paso Water receives an application for water and sewer services.

There is an existing 12-inch diameter water main that extends along the east side of John Hayes St., approximately 20-feet west of and parallel to the eastern right-of-way line. This water main is available to provide service.

There is an existing 24-inch diameter water main that extends along the east side of John Hayes St., approximately 30-feet west of and parallel to the eastern 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.

There is an existing 24-inch diameter water main that extends along the north side of Charles Foster Ave., approximately 13-feet south of and parallel to 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.

There is an existing 12-inch diameter water main that extends along the north side of Charles Foster Ave., approximately 28-feet south of and parallel to the northern right-of-way line.

Previous water pressure from fire hydrant #10422, last tested on 10/20/2023, located at the northwest corner of John Hayes St. and Charles Foster Ave. has yielded a static pressure of 62 psi, a residual pressure of 56 psi and a discharge of 1299 gpm.

Sanitary Sewer

There is an existing 8-inch diameter water main that extends along the west side of John Hayes St., approximately 40-feet east of and parallel to the western right-of-way line. This sanitary sewer main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Charles Foster Ave., approximately 33-feet north of and parallel to the southern right-of-way line. This sanitary sewer main is available to provide service.

General

EPWater 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 Section 19.19.010.

The Pond constructed under Tierra del Este Unit 73 does not account for this additional developed storm runoff; they may need to retain their own storm runoff.

El Paso County 911 District

No comments or concerns.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

No comments.

Texas Gas Service

No comments.