

101 Fresno Dr.

City Plan Commission — October 23, 2025 (REVISED)



CASE NUMBER: PZDS25-00026
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Marfam Enterprises Ltd
REPRESENTATIVE: H2O Terra c/o Sammy Romero
LOCATION: 101 Fresno Dr. (District 7)
PROPERTY AREA: 4.13 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 018902
RELATED APPLICATIONS: PZRZ18-0043 (Rezoning)
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting review and approval of Detailed Site Development Plan for proposed development of duplex and apartment uses. Per Ordinance No. 18902 review and approval from City Plan Commission is required prior to the issuance of building permits.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed uses are permissible by right in the R-5 (Residential) and C-1 (Commercial) zone districts and are compatible with surrounding residential uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan.

PZDS25-00026



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 30 60 120 180 240 Feet



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. 18902, dated January 22, 2019, which requires approval from the City Plan Commission prior to issuance of building permits. The site plan proposes the development of a 4.13-acre lot located at 101 Fresno Avenue for an apartment complex and duplexes. The development is divided on two (2) parcels; parcel zoned C-1 includes two (2) apartment buildings each with 12 two-bedroom units. The proposed apartment buildings are 4,977 and 4,857 square feet in size respectively and will have a maximum height of 27 feet 11 inches. Parcel zoned R-5 proposes a total of fourteen (14) duplex buildings with two (2) units each for a total of twenty-eight (28) units. The duplex development is proposed as follows:

- four (4) type A buildings with an area of 1,225 square feet and a maximum height of 27.3 feet;
- three (3) type B buildings with an area of 2,055 square feet and a maximum height of 16.2 feet;
- five (5) type C buildings with an area of 2,142 square feet and a maximum height of 16.3 feet, and;
- two (2) type D buildings with an area of 1,187 square feet and a maximum height of 25.9 feet.

The applicant is providing the required forty-eight (48) parking spaces for the apartment buildings and the required two (2) parking spaces per duplex unit for a total of fifty-six (56) parking spaces for the fourteen (14) duplex buildings. Vehicular access will be provided from Fresno Avenue.

PREVIOUS CASE HISTORY: On January 22, 2019, City Council approved of the rezoning of Parcel 1 from R-3 (Residential) to C-1 (Commercial) and the Parcel 2 from R-3 (Residential) to R-5 (Residential) by Ordinance No. 18902 and imposed the following conditions on the property:

- I. Conditions applicable to Parcel 1:
 - a. That a 10-foot landscaped buffer with high-profile native trees of at least two-inch (2") caliber and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone district or use. The landscape buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to issuance of any certificates of occupancy.
Note: Condition is being met.
- II. Conditions applicable to Parcel 2:
 - a. That no extension of, or connection to, Sunnyfields Avenue is allowed on Parcel 2.
 - b. That prior to issuance of building permits, a continuous 6-foot rock wall be constructed along the western property line (s) of Parcel 2 to prohibit access to Sunnyfields Avenue from Parcel 2 and to prohibit access to Parcel 2 from Sunnyfields Avenue.
Note: Conditions are being met.
- III. Conditions applicable to both Parcel 1 and Parcel 2.
 - a. That prior to issuance of building permits, a detailed site plan be approved by City Plan Commission.
Note: Condition is being met by this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposal is in character with surrounding uses and zoning districts. The properties to the north are zoned R-3 (Residential) and C-2 (Commercial). Properties to the south are zoned R-F (Ranch and Farm) developed with single-family dwellings. To the east, the properties are zoned C-3 (Commercial) and A-2 (Apartment) and include an elementary school. To the west, the properties are zoned R-3 (Residential) developed with single-family dwellings. The nearest school is Cadwallader Elementary School located approximately 0.9 miles. The closest park is Tomas Manor Park located approximately 1.6 miles away.

COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – 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. 18902, dated January 22, 2019, the property owner must obtain Detailed Site Development Plan approval by the City Plan Commission prior to the issuance of any building permits for the subject property.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities. R-5 (Residential) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. The subject property is proposing the use of duplex and apartments, which are permitted by right in the R-5 (Residential) and C-1 (Commercial) zone district, respectively.
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 Fresno Drive which is designated as local street in the City of El Paso’s Major Thoroughfare Plan (MTP). The existing roadway infrastructure is suitable to support the proposed development.

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

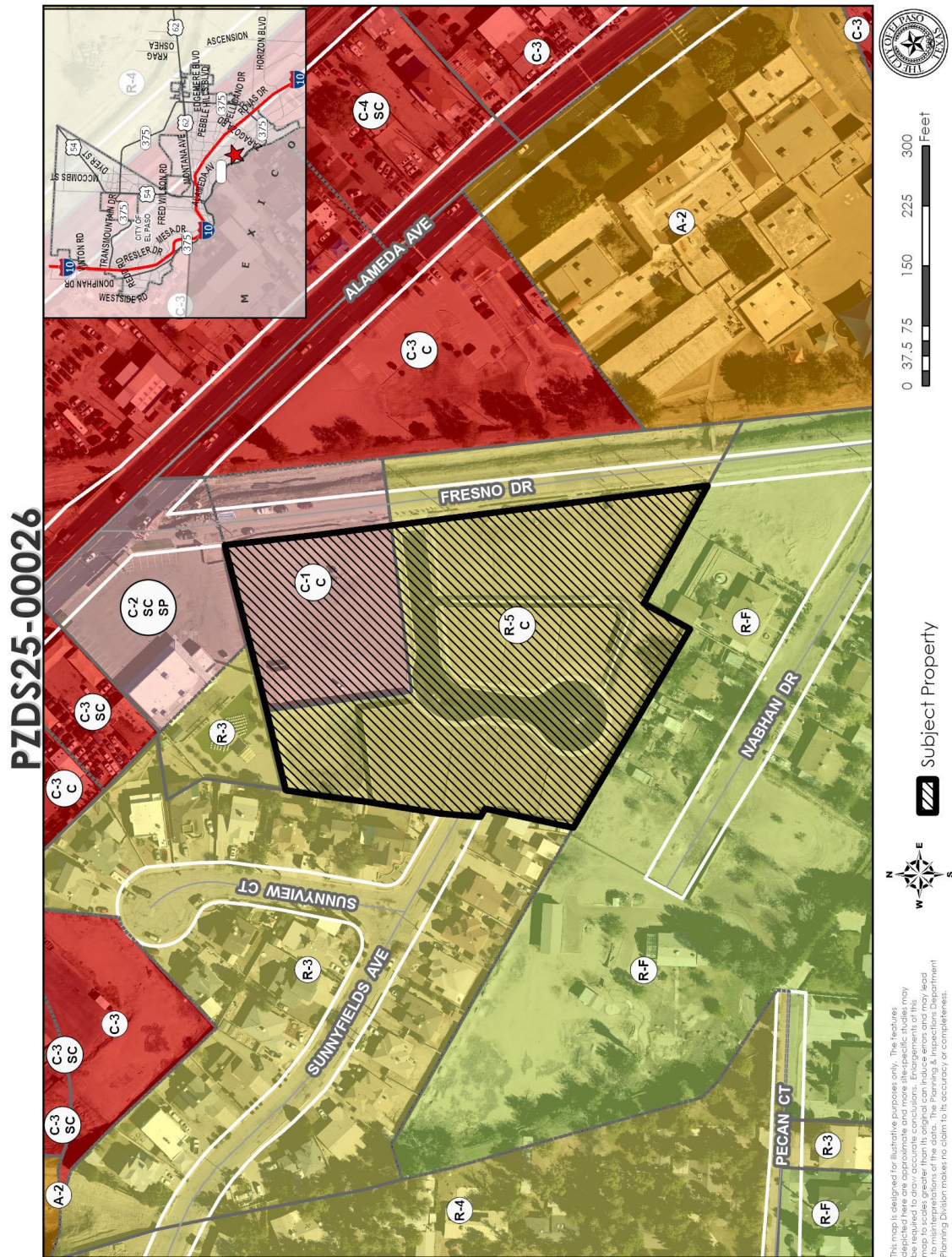
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Approve/Recommend Approval** 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/Recommend Approval of the Detailed Site Development Plan 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/Recommend Denial** 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. 18902
5. Department Comments

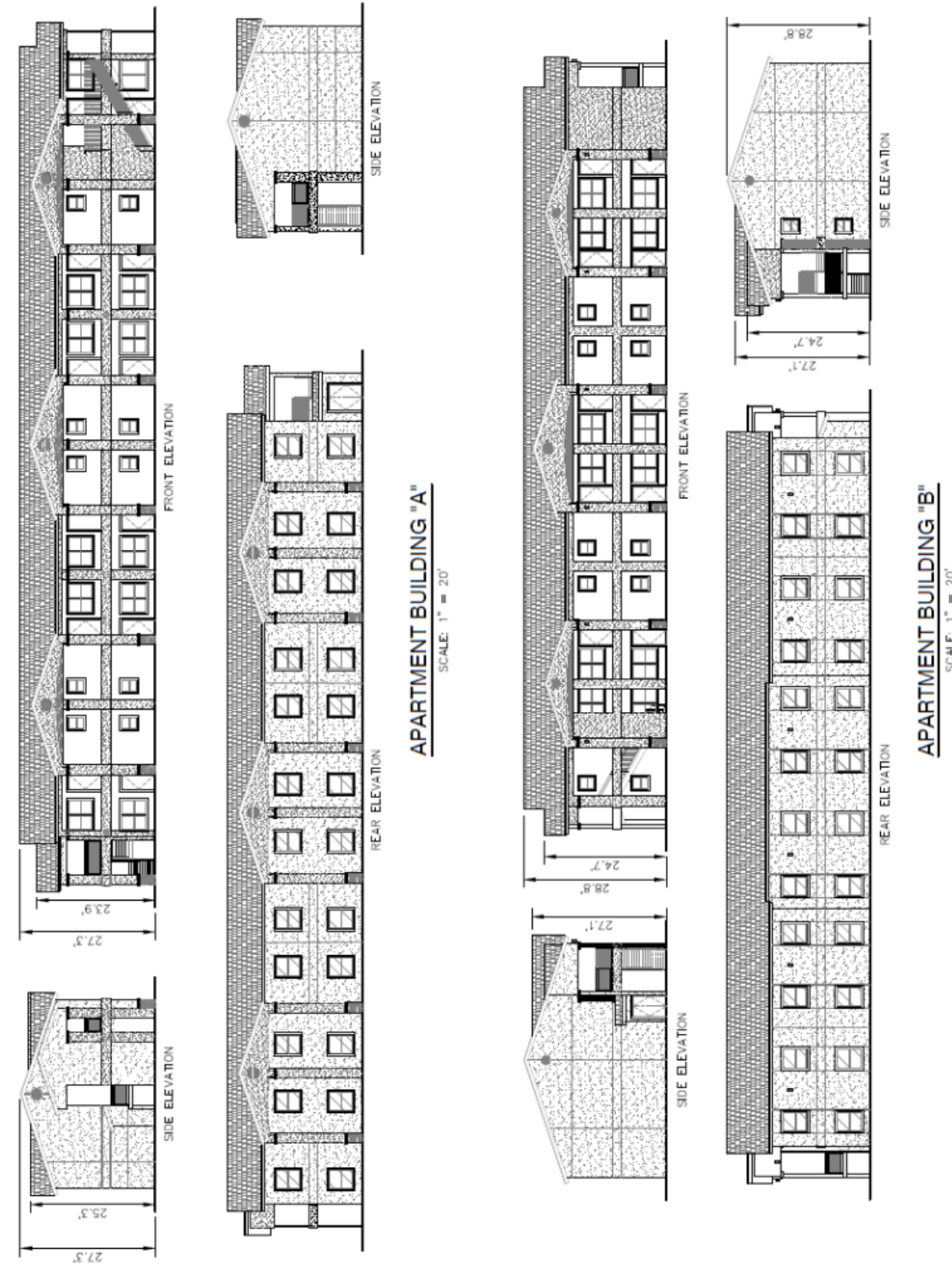
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3





ATTACHMENT 4

19.5

018902

CITY CLERK DEPT
2019 JAN 22 AM8:35

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PARCELS: PARCEL 1: A PORTION OF TRACT 7L5, BLOCK 30, YSLETA GRANT, 101 FRESNO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); AND, PARCEL 2: A PORTION OF TRACT 7L5, BLOCK 30, YSLETA GRANT, 101 FRESNO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) TO R-5 (RESIDENTIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Parcel 1: a portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, located in the 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 2: a portion of Tract 7L5, Block 30, Ysleta Grant, 101 Fresno Drive, located in the 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 as listed for parcel 1: from R-3 (Residential) to C-1 (Commercial); and, parcel 2: from R-3 (Residential) to R-5 (Residential), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

That the property 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:

I. Conditions applicable to Parcel 1:

- a. That a 10ft. landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone district or use. The landscape buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to issuance of any certificates of occupancy.

II. Conditions applicable to Parcel 2:

- a. That no extension of, or connection to, Sunnyfields Avenue is allowed on Parcel 2.
- b. That prior to issuance of building permits, a continuous 6 foot rock wall be constructed along the western property line(s) of Parcel 2 to prohibit access to Sunnyfields Avenue from Parcel 2 and to prohibit access to Parcel 2 from Sunnyfields Avenue.

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18-1007-2322 | 855453
101 Fresno Drive
RTA

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III. Conditions applicable to both Parcel 1 and Parcel 2.

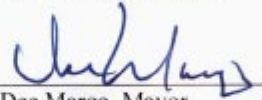
- a. That prior to issuance of building permits, a detailed site plan be approved by City Plan Commission.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.


(Signatures on the following page)

ADOPTED this 22nd day of JANUARY, 2019.


CITY OF EL PASO:


Dee Margo, Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibit A on the following page)

ORDINANCE NO. 018902
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101 Fresno Drive
RTA

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EXHIBIT "A"

A portion of Tract 7L5, Block 30
Ysleta Grant,
City of El Paso, El Paso County, Texas

August 24, 2018

METES AND BOUNDS DESCRIPTION

Parcel 1

FIELD NOTE DESCRIPTION of a portion of Tract 7L5, Block 30, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Tracts 7L5 and 7F, Block 30, Ysleta Grant, same being the westerly right-of-way line of Fresno Drive (25.5' R.O.W); **THENCE** leaving said common boundary corner and along the westerly right-of-way line of Fresno Place, North 10°03'00" West, a distance of 397.17 feet to the **POINT OF BEGINNING** of the herein described parcel.

THENCE, leaving said the westerly right-of-way line of Fresno Place, South 79°57'00" West, a distance of 210.18 feet to a point;

THENCE, North 10°03'00" West, a distance of 184.79 feet to a point;

THENCE, North 73°22'33" East, a distance of 42.34 feet to a point;

THENCE, North 72°39'09" East, a distance of 169.51 feet to a set chiseled X for corner at the westerly right-of-way line of Fresno Drive;

THENCE, along said westerly right-of-way line of Fresno Place, South 10°03'00" East, a distance of 211.17 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 41,569.04 square feet or 0.9542 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 39

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
18-1850_101 Fresno parcel 1



NOTE:

This survey was done for zoning purposes only.
This does not constitute a subdivision plat.
A subdivision plat is required.

18-1007-2322 | 839596
101 Fresno Drive
RTA

PZRZ18-00043

A portion of Tract 7L5, Block 30
Ysleta Grant,
City of El Paso, El Paso County, Texas

August 24, 2018

METES AND BOUNDS DESCRIPTION
Parcel 2

FIELD NOTE DESCRIPTION of a portion of Tract 7L5, Block 30, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Tracts 7L5 and 7F, Block 30, Ysleta Grant, same being the westerly right-of-way line of Fresno Place (25.5' R.O.W) and the **POINT OF BEGINNING** of the herein described parcel.

THENCE, leaving said common boundary corner of Tracts 7L5 and 7F and the westerly right-of-way line of Fresno Place and along the common boundary line of tracts 7L5 and 7F, North 63°25'00" West, a distance of 161.63' feet to a set iron rod for corner;

THENCE, continuing along the common boundary line of tracts 7L5 and 7F South 26°35'00" West, a distance of 65.00 feet to a point;

THENCE, leaving said common boundary line North 63°25'00" West, a distance of 288.02 feet to a found iron rod for corner;

THENCE, North 05°33'00" East, a distance of 110.36 feet to a found iron rod for corner;

THENCE, North 63°25'00" West, a distance of 12.00 feet to a found iron rod for corner;

THENCE, North 05°33'00" East, a distance of 249.78 feet to a point;

THENCE, North 73°22'33" East, a distance of 102.89 feet to a point;

THENCE, South 10°03'00" East, a distance of 184.79 feet to a point;

THENCE, North 79°57'00" East, a distance of 210.18 feet to a point at the westerly right-of-way line of Fresno Place;

THENCE, along said westerly right-of-way line of Fresno Place, South 10°03'00" East, a distance of 397.17 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 138,353.08 square feet or 3.1761 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
18-1850_101 Fresno parcel 2



NOTE:
This survey was done for zoning purposes only.
This does not constitute a subdivision plat.
A subdivision plat is required.

18-1007-2322 | 839596
181 Fresno Drive
RTA

PZR218-00043

Doc# 20190005628
#Pages 2 #Pages 1
2/7/2019 9:38:48 AM
Filed & Recorded in
Official Records of
El Paso County
Dalia Briones
County Clerk
Fees \$30.00

3

SCANNED

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Dalia Briones



018805

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. The proposed uses are permissible by right in the R-5 (Residential) and C-1 (Commercial) zone districts and are compatible with surrounding residential 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 or comments to the proposed detailed site plan. All proposed work shall meet adopted code requirements when submitted and reviewed for building permit issuance.

Planning and Inspections Department – Land Development

No objections to the detailed site development plan.

Fire Department

Designer to check/review Appendix D: Fire apparatus Access Roads Section D103.5 Fire apparatus access road gates for compliance/options.

Police Department

No comments received

Environment Services

No comments received

Sun Metro

No comments received

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application.

Streets Lighting:

Does not object to this request.

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.

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.

Contract Management:

1. When placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications
2. For driveways the municipal code chapter 13.12 shall be followed.
3. New asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.
4. Leading ramps must be aligned with a receiving ramp and be ADA compliant.
5. Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

El Paso Water

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the eastern side of Fresno Drive. This main is available to provide service.

There is an existing 8-inch diameter water main that extends along Marfam place. This main is available to provide service.

Previous water pressure from fire hydrant #51 located at the SE corner of Fresno Drive and Alameda Avenue, last tested on 11/1/23, has yielded a static pressure of 58 psi, a residual pressure of 50 psi, and a discharge of 1061 gallons per minute.

Sanitary Sewer

There is an existing 8-inch sanitary sewer main that extends along the western side of Fresno Drive. This main is available to provide service.

There is an existing 8-inch sanitary sewer main that extends along Marfam place This 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 8 to 10 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

1. The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. 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 rezoning.

Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

El Paso County Water Improvement District #1

Please submit an application, fee and three irrigable land exhibits, once the final plat is ready.

Texas Gas Service

Texas Gas Service has a 16" High-Pressure main along Fresno Dr between Alameda Ave to Yarbrough Dr.

Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense. The main(s) and/or service line(s) locations depicted on the plans are for reference only. It is the designer's responsibility to request line locates to verify existing infrastructure on the field and to notify TGS if the proposed improvements will be in conflict with any of our existing facilities before the construction commencement. It is also the responsibility of the construction contractor to contact Texas811 to locate lines prior to any excavation. In addition, please note that any high-pressure mains require a TGS stand by crew during any and all work within vicinity of the existing high pressure main, and TGS needs to be notified 48 hours prior to any construction and/or ground disturbance within the vicinity of the TGS high-pressure mains. If you have any questions regarding the exhibits provided, please let us know.

El Paso Electric

No comments.