

341 Thorn

City Plan Commission — May 8, 2025



CASE NUMBER: PZRZ25-00001
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Abdolkarim Saadatkhah
REPRESENTATIVE: Conde, Inc.
LOCATION: 341 Thorn Ave. (District 1)
PROPERTY AREA: 13.33 acres
REQUEST: Parcel 1: Rezone from R-3 (Residential) to C-1 (Commercial)
Parcel 2: Rezone from R-3 (Residential) to C-3 (Commercial)
RELATED APPLICATIONS: SUSU25-00007 – Thorn Estates
PUBLIC INPUT: Two (2) phone calls in support received as of May 1, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for proposed use of retail establishment; and Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-3 (Commercial) to allow for proposed uses of hotel and automobile (sale, service, storage, and rental).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That only one driveway be permitted for ingress and egress along Thorn Avenue.
3. That a driveway to the C-3 property shall be provided from South Desert Boulevard subject to approval from Texas Department of Transportation (TxDOT).
4. That no outdoor amplified sound be permitted within the property.
5. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

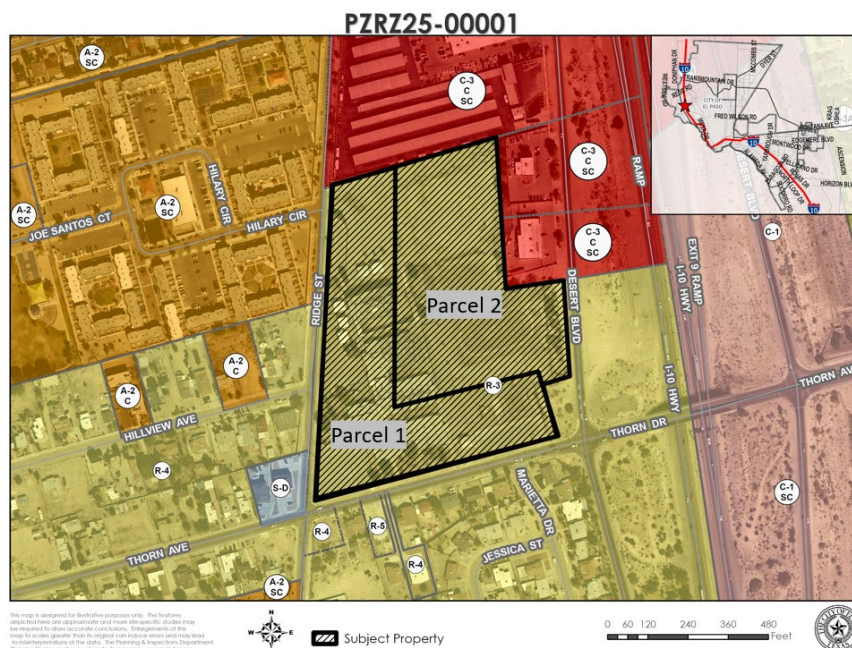


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for proposed use of retail establishment; and Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-3 (Commercial) to allow for proposed uses of hotel and automobile (sale, service, storage, and rental). Parcel 1 consists of 6.98 acres and Parcel 2 consists of 6.37 acres, for a combined total of 13.35 acres. The property is currently vacant. The conceptual site plan shows six (6) proposed buildings for retail establishment on Parcel 1 and hotel and automobile (sale, service, storage, and rental) on Parcel 2. The conceptual plan is not under review for zoning requirements and is not binding. Main access to the property is proposed from South Desert Boulevard, Thorn Avenue, and Ridge Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed commercial development is consistent with adjacent commercial uses in the surrounding area. Properties to the north and east are zoned C-3 (Commercial) and R-3 (Residential) and consist of self-storage warehouse, other retail establishment, automobile rental location (satellite), and TxDOT right-of-way; to the south are zoned R-3, R-4 and R-5 (Residential) and consist of single-family and multi-family dwellings; and to the west is zoned R-4 (Residential), S-D (Special Development), and A-2 (Apartment) and consist of single-family dwellings and multi-family dwellings. The closest school is St. Mark's Middle School located 0.53 mile away and the closest park is Thorn Park located 0.29 mile away.

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:	
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-3, Post-War: 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 subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of this district 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.</p> <p>C-3 (Commercial) District: The purpose of these district 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</p>	<p>Yes. The proposed C-1 (Commercial) and C-3 (Commercial) zoning districts will provide for the integration of commercial uses with adjacent C-3 (Commercial), R-3, R-4, R-5 (Residential), A-2 (Apartment), and S-D (Special Development) zoning districts in the surrounding area. The C-1 (Commercial) will act as a buffer to the C-3 (Commercial). Conditions are recommended to safeguard single-family and multi-family uses allowed in the proximity.</p>

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:	
other and to provide for a wide range of types of commercial activity, including light automobile related uses.	
Preferred Development Locations: 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.	Yes. The subject property has access to South Desert Boulevard, Thorn Avenue, and Ridge Street, which are designated as major arterial, collector, and local street, respectively, in the City's Major Thoroughfare Plan. Staff recommends one driveway be permitted for ingress and egress along Thorn Avenue
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 plan, including land-use maps in those plans.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings within the last 10 years.
Socioeconomic & Physical Conditions: 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: The proposed development will have access to South Desert Boulevard, Thorn Avenue, and Ridge Street which are designated as major arterial, collector, and local street in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development. A driveway to the proposed C-3 property shall be provided from South Desert Boulevard pending Texas Department of Transportation (TxDOT) approval. In addition, staff recommends only one driveway be permitted for ingress and egress along Thorn Avenue. Sidewalks are currently present along Thorn Avenue and Ridge Street. There are no bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.33 miles away along Doniphan Drive to the west.

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

PUBLIC COMMENT: The subject property is located within the boundary of Upper Valley Neighborhood Association, which were notified of the rezoning request by the applicant. As required, public notices were mailed to property owners within 300 feet on April 24, 2025. As of May 8, 2025, the Planning Division has received two (2) phone call in support of the rezoning request from the public.

RELATED APPLICATIONS: There is a Subdivision application (SUSU25-00007) under Major Combination basis for Thorn Estates which was conditionally approved by City Plan Commission on March 27, 2025 requiring the proposed rezoning to be approved prior to recording of the final plat.

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:

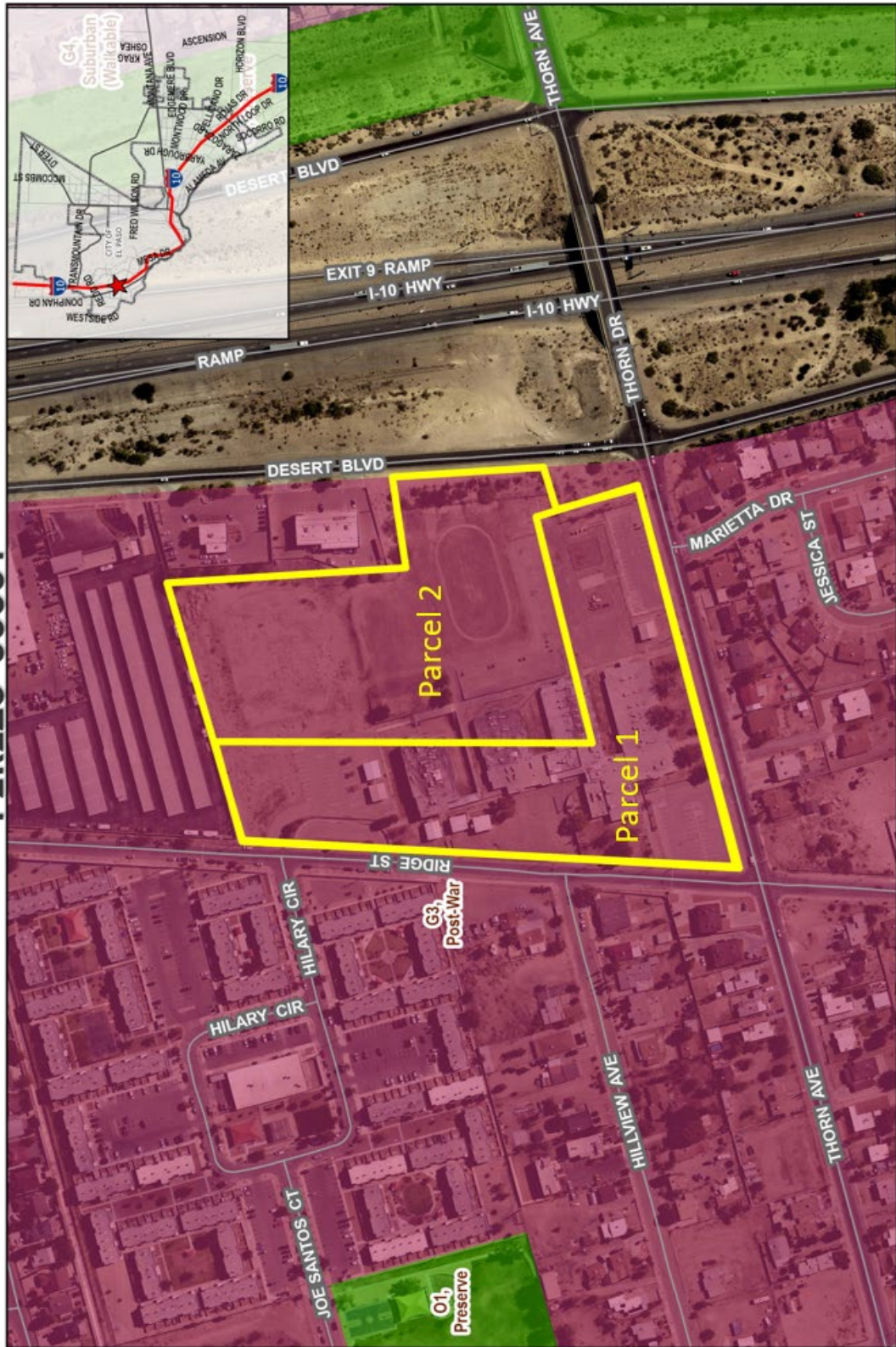
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ25-00001

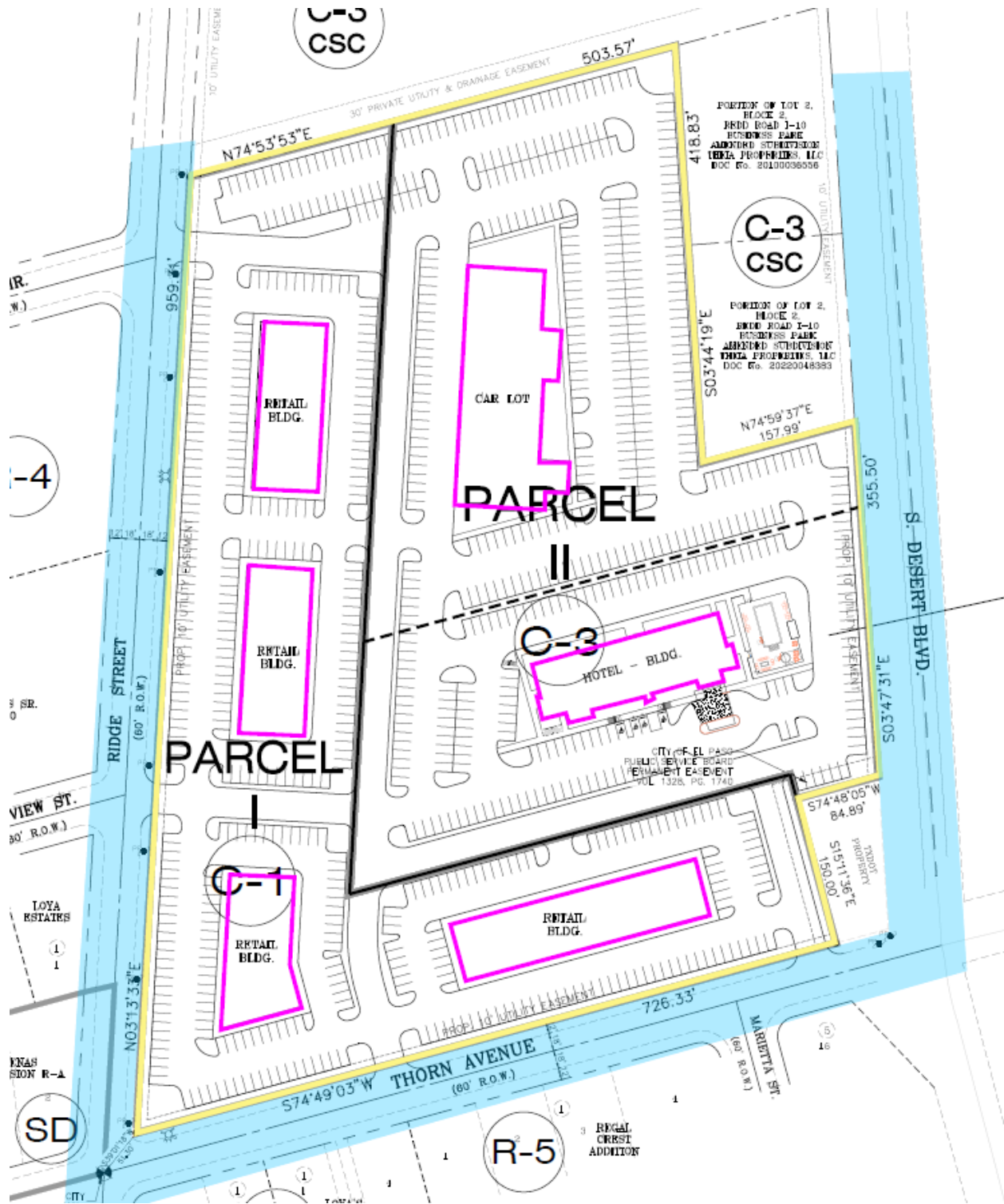


Subject Property



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for any other purpose. The map is not a survey and should not be used for any other purpose. The map is not a survey and should not be used for any other purpose. The map is not a survey and should not be used for any other purpose.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

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1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That only one driveway be permitted for ingress and egress along Thorn Avenue.
3. That a driveway to the C-3 property shall be provided from S. Desert Boulevard subject to approval from Texas Department of Transportation (TxDOT).
4. That no outdoor amplified sound be permitted within the property.
5. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

Note: Coordinate with TxDOT for driveway along South Desert Boulevard at the permitting stage.

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. Provide onsite ponding note: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
2. Verify flood zone designation note, a portion of the property is in the flood zone "A".
3. Identify the discharge location for all stormwater runoff. Approximate location of areas subject to inundation or stormwater overflow, and the location, widths and direction of flow of all watercourses and location, type, material and size of any proposed stormwater drainage facilities.
4. Must be involve to Traffic Department in order to review the project accordingly with the right recommendations.

Comments at the time of Grading Permit:

1. Provide TxDOT approval.
2. Proposed parking lot area must be compliant with the Street Design Manual (please see "Cluster Parking" Detail 3-42, Appendix "A" -Angle parking-); add dimensions from each area of existing/proposed parking lot.
3. Comply with ADA requirements, 5' concrete sidewalk along R.O.W.
4. Provide directional ramps on the corner, diagonal ramp is not allowed.
5. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
6. Sidewalk shall be required along R.O.W. (Thorn Ave, Ridge St. and S. Desert Blvd.).

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic and Transportation Engineering:

TIA was review and approved to its conclusion and recommendations.

- Streets and Maintenance Traffic Engineering reconsiders on constructing a driveway access point along South Desert Boulevard with TXDOT approval.
- Reconsider removing 2nd driveway access coming from Doniphan Dr. at Thorn Ave.
- If any changes of development use, a new TIA shall be analyzed.

Street Lights Department:

Does not object to this request.

Desert Blvd. South is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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

Does not effect Sun Metro transit services and operations

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the Ridge Street. It is approximately 20 feet west of the eastern right of way line. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along a 30-feet PSB easement north of and parallel to property. The water main is located approximately 5 feet north of the property. This main is available to provide service.

There is an existing 48-inch diameter water main that extends along Thorn Avenue. It is located approximately 19-feet north of the southern 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 Thorn Avenue from Ridge Street to Marieta Street, located approximately 24-feet south of the northern right-of-way line. This water main is available to provide service.

Previous water pressure from fire hydrant #02422, located at the northeast corner of Ridge Street and Thorn Avenue, has yielded a static pressure of 42 psi, a residual pressure of 36 psi and a discharge of 919 gallons per minute.

EPWater records indicate an active 3/4-inch yard meter and one 3-inch water service serving the subject property. The service address for these meters is 341 Thorn Avenue.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Ridge Street. It is located approximately 25-feet west of the eastern property line. This sanitary sewer main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main that extends along Thorn Avenue. It is located approximately 15-feet north from the southern property line. This sanitary sewer main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main that extends along a 30-foot PSB easement north of and parallel to property. The sanitary sewer main is located approximately 25-feet north of property. 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:

- We reviewed this property as a 5-Day under Thorn Estates and made the following comments:
- 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 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.
- This property may be required to retain its storm sewer runoff onsite in order to mitigate any flooding on the streets.

Texas Department of Transportation

Please have the requestor submit grading and drainage plans to TXDOT for review and approval.

Note: Comments will be addressed at the permitting stage.

El Paso County Water Improvement District No. 1

No comments received.

Texas Gas Service

In reference to case PZRZ25-00001 - 341 Thorn Avenue, Texas Gas Service has a service line at 341 Thorn Avenue.

911 District

No comments/concerns regarding this re-zoning.

ATTACHMENT 4

