



AGENDA FOR THE CITY PLAN COMMISSION

July 03, 2025

MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL – 2ND FLOOR

1:30 PM

Notice is hereby given that a Hearing of the City Plan Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the City Plan Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 698 828 026#

If you wish to sign up to speak please contact Elsa Ramirez at RamirezEZ@elpasotexas.gov or (915) 212-0088 no later than by the start of the meeting.

A sign-up form is available outside the Main Conference Room, 2nd Floor for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

A quorum of the City Plan Commission members must be present and participate in the meeting.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission.

No action shall be taken.

CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes

1. Discussion and action on the City Plan Commission minutes for June 18, 2025

[BC-823](#)

Resubdivision Final

2. **SUSU25-00049:** Rancho Del Rey Logistics Park Unit 3 - A portion of Section 42, Ysleta Grant, Abstract No. 214, City of El Paso, El Paso County, Texas
Location: East of Americas Ave. and North of North Loop Dr.
Existing Zoning: C-4/c/sc (Commercial/conditions/special contract)
Property Owner: Ben L. Ivey, LTD
Representative: Kimley-Horn
District: 6
Staff Contact: Saul Fontes, (915) 212-1606,
FontesSA@elpasotexas.gov

[BC-826](#)

Detailed Site Development Plan Application

3. **PZDS25-00014:** All of Lots 16 through 20, Block 57, Alexander Addition, City of El Paso, El Paso County, Texas
Location: 1600 N. Mesa Street
Existing Zoning: S-D/sc (Special Development/special contract)
Request: Detailed Site Development Plan Approval per condition imposed by Ordinance No. 6541
Existing Use: Vacant
Proposed Use: Garage or lot, parking (private)
Property Owner: Gastroenterology Institute of El Paso
Representative: EP Heritage Development

[BC-827](#)

District: 8
Staff Contact: Saul J. G. Pina, (915) 212-1604,
PinaSJ@elpasotexas.gov

REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications

SUBDIVISION MAP APPROVAL

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

PUBLIC HEARING Rezoning Application

- 4. PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas [BC-828](#)
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov
- POSTPONED FROM JUNE 18, 2025**
-
- 5. PZRZ25-00014:** A portion of Lot 3, Block B, Arnold Foothills, City of El Paso, El Paso County, Texas [BC-829](#)
- Location: 7750 Alabama St.
- Existing Zoning: C-1 (Commercial)
- Request: Rezone from C-1 (Commercial) to A-O (Apartment/Office)
- Existing Use: Vacant
- Proposed Use: Apartment (five or more units)
- Property Owner: Romity MF Ventures, LLC
- Representative: TJ Karam

District: 2
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

- 6. PZRZ25-00017:** A part of Lot 54, Cinecue Park Addition, City of El Paso, El Paso County, Texas [BC-830](#)
- Location: 8172 Lowd Ave.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to R-2 (Residential)
Existing Use: Vacant
Proposed Use: Single-family dwelling
Property Owner: Armando Urenda and Leticia Urenda
Representative: Luis Urenda
District: 7
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

PUBLIC HEARING Special Permit Application

- 7. PZST24-00007:** Tract 1B, A.F. Miller Survey No. 214, City of El Paso, El Paso County, Texas [BC-831](#)
- Location: 6500 N. Mesa St.
Zoning: C-1 (Commercial)
Request: Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
Existing Use: Governmental use, building (fire station)
Proposed use: Governmental use, building (fire station)
Property Owner: City of El Paso
Representative: In*Situ Architecture
District: 8
Staff Contact: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov
- 8. PZST24-00018:** Lots 28, 29, 30 and 31, Block 23, Second Revised Map of Sunset Heights, City of El Paso, El Paso County, Texas [BC-832](#)
- Location: 506 Randolph Dr.
Existing Zoning: A-4/sc/H (Apartment/special contract/Historic)
Request: Special Permit and Detailed Site Development Plan approval to allow for infill development
Existing Use: Vacant
Proposed Use: Apartment (five or more units)
Property Owner: Highland Development and Construction Group, LLC
Representative: Enrique Escobedo, AIA
District: 8
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

Other Business

9. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-833](#)

10. Discussion and action on the Comprehensive Plan subcommittee.
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov

[BC-834](#)

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

ADJOURN

NOTE TO THE PROPERTY OWNER:

CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THEIR ITEM(S). PLEASE DIRECT ANY QUESTIONS TO THE PLANNING & INSPECTIONS DEPARTMENT, PLANNING DIVISION, (915) 212-0088.

NOTICE TO THE PUBLIC:

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Elsa Ramirez at RamirezEZ@elpasotexas.gov a minimum of 48 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email RamirezEZ@elpasotexas.gov at least 48 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-823, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

1. Discussion and action on the City Plan Commission minutes for June 18, 2025



CITY PLAN COMMISSION MEETING
2nd Floor, Main Conference Room
June 18, 2025
1:30 P.M.

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Chair Alfredo Borrego present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Alfredo Borrego (Chair)
 Lauren Hanson (2nd Chair)
 Lisa Badillo
 Brandon Carrillo
 Sal Masoud
 Rodolfo Rodriguez
 Juan Uribe

COMMISSIONERS ABSENT:

Albert Apodaca
 Jose L. Reyes

AGENDA

Commissioner Badillo read the rules into the record.

Alex Alejandre, Senior Planner, noted the following changes to the agenda:

- 1) Item #10 is to be postponed for two weeks
- 2) Items #7 and 8 are to be heard together

Also, the Consent Agenda has three items and there are several revised staff reports.

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Uribe and unanimously carried to **APPROVE THE CHANGES TO AGENDA.**

AYES: Commissioners Borrego, Hanson, Carrillo, Masoud, Uribe, Rodriguez, and Badillo

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Apodaca and Reyes

NOT PRESENT FOR THE VOTE: N/A

Motion Passed.

Chair, Alfredo Borrego welcomed the new Commissioner to the Board.

.....

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 1:30 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the City Plan Commission.

NONE

.....

II. CONSENT AGENDA

NOTICE TO THE PUBLIC:

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Plan Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by City Plan Commission or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The City Plan Commission may, however, reconsider any item at any time during the meeting.

Approval of Minutes:

1. Discussion and action on the City Plan Commission minutes for June 5, 2025.

Resubdivision Combination:

2. **SUSU24-00096:** Montecillo Unit Eleven Replat "H" - Being a Replat of Lots 5, 6, and 7, Block 43, Montecillo Unit Eleven Replat "B", City of El Paso, El Paso County, Texas
Location: West of Mesa St. and North of Interstate Highway 10
Existing Zoning: SCZ-T5 (SmartCode, Transect 5)
Property Owner: Montecillo Retail Investments, LP
Representative: Brock & Bustillos Inc.
District: 8
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
3. **SUSU24-00099:** Montecillo Unit Eleven Replat "F" - Being a Replat of Lots 15, 16, and 17, Block 43, Montecillo Unit Eleven Replat "B" and Lots 18 and 19, Block 43, Montecillo Unit Eleven Replat "C", City of El Paso, El Paso County, Texas
Location: West of Mesa St. and North of Interstate Highway 10
Existing Zoning: SCZ-T5 (SmartCode, Transect 5)
Property Owner: Montecillo Retail Investments, LP
Representative: Brock & Bustillos Inc.
District: 8
Staff Contact: Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov

In addition, the applicant is requesting from the City Plan Commission the following exception:

- To waive the construction of a five foot (5') sidewalk along Easy Way Lane.
- To waive the construction of 2.25 feet of roadway along Easy Way Lane.

Jorge Garcia, Sitework Engineering, LLC, agrees with staff comments.

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Badillo **TO APPROVE ITEM #SUSU25-00021 WITH ALL EXCEPTIONS** and unanimously carried.

Motion Passed.

6. **SUSU25-00048:** Majestic Sands Unit One – A portion of Section 17, Block 79, Township 3 Texas and Pacific Railroad Surveys, El Paso County, Texas
- Location: East of Joe Battle Blvd. and South of Pellicano Dr.
- Existing Zoning: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Property Owner(s): Bowling Land Investment, LLC
- Representative: CEA Group
- District: N/A property lies within the Extraterritorial Jurisdiction (ETJ)
- Staff Contact: Myrna Aguilar, (915) 212-1584, AguilarMP@elpasotexas.gov

Myrna Aguilar, Planner, made a presentation to the Commission. Staff recommends **approval with condition** of Majestic Sands Unit One on a Major Combination basis as it complies with Title 19 requirements.

Condition:

- That the City Plan Commission require the applicant to landscape the rear of all double-frontage lots, in accordance with Section 19.23.040(H)(3)(c) of the El Paso City Code.

Alan Herrera, CEA Group, concurs with all staff comments.

ACTION: Motion made by Commissioner Uribe, seconded by Commissioner Masoud **TO APPROVE ITEM #SUSU25-00048.**

VOTE:

Ayes = 5 (Badillo, Masoud, Borrego, Hanson, Uribe)

Nays = 2 (Carrillo, Rodriguez)

Motion Passed.

PUBLIC HEARING Comprehensive Plan Amendment:

7. **PLCP24-00003:** A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas
- Location: South of Artcraft Rd. and West of Westside Dr.
- Zoning: R-F (Ranch and Farm)
- Existing Use: Vacant
- Request: Future Land Use Map amendment from O-3, Agriculture to G-4, Suburban (Walkable)
- Owner: Artwest Ventures, LLC
- Representative: SLI Engineering Inc.
- District: 1
- Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

ITEMS #7 AND #8 TO BE HEARD TOGETHER

Andrew Salloum, Senior Planner, made a presentation to the Commission through Jesus Garcia, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on June 5, 2025. The Planning Division has received two (2) phone calls and an email in opposition to the request.

Additionally, the Planning Division has received a petition with twenty-five (25) signatures in support of the rezoning request.

Staff recommends approval of the amendment to the future land use map.

Staff also recommends **approval with conditions** of the rezoning request. The proposed zoning district is compatible with the surrounding areas and consistent with the adopted Northwest Upper Valley Plan. Furthermore, the proposed rezoning is in characteristics with the proposed amendment to the Future Land designation G4 Suburban walkable per the *Plan El Paso* the City's Comprehensive Plan.

The conditions are as follows:

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 a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.
3. That no office warehouse uses shall be permitted.
4. That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.
5. No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.

George Halloul, SLI Engineering Inc., agrees with all staff comments and answered questions from Commission.

PUBLIC:

-Patricia Castillo - opposed

ACTION: Motion made by Commissioner Masoud, seconded by Commissioner Carrillo **TO APPROVE ITEM #PLCP24-00003 AND #PZRZ24-00005 WITH ALL STAFF RECOMMENDATIONS.**

VOTE:

Ayes = 5 (Badillo, Masoud, Borrego, Hanson, and Uribe)

Nayes = 2 (Rodriguez, Carrillo)

Motion Passed.

PUBLIC HEARING Rezoning Application:

- | | |
|---|--|
| <p>8. PZRZ24-00005:</p> <p>Location:</p> <p>Existing Zoning:</p> <p>Request:</p> <p>Existing Use:</p> <p>Proposed Use:</p> | <p>A portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas</p> <p>South of Artcraft Rd. and West of Westside Dr.</p> <p>R-F (Ranch and Farm)</p> <p>Rezone from R-F (Ranch and Farm) to C-1 (Commercial)</p> <p>Vacant</p> <p>Convenience store with gas pumps and shopping center</p> |
|---|--|

Property Owner: Artwest Ventures, LLC
Representative: SLI Engineering Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
ITEMS #7 AND #8 TO BE HEARD TOGETHER

See details under Item #7.

9. **PZRZ24-00021:** A portion of Tract 8, Nellie D. Mundy Survey No. 239, City of El Paso, El Paso County, Texas
Location: Generally North of Talbot Ave. and West of S. Desert Blvd.
Existing Zoning: R-F (Ranch and Farm)
Request: Rezone from R-F (Ranch and Farm) to G-MU (General Mixed Use)
Existing Use: Vacant
Proposed Use: Residential and Commercial Mixed-Use Development
Property Owner: Sangiovese, LLC
Representative: Conde, Inc.
District: 1
Staff Contact: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov

Andrew Salloum, Senior Planner, made a presentation to the Commission through Martha Macias, American Sign Language interpreter. Public notices were mailed to property owners within 300 feet on June 5, 2025. The Planning Division has not received any communication in support or opposition to the request. Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and master zoning plan:

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 fifteen feet (15') on center along the property line abutting residential 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.
2. That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:
 - a. Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
 - b. Providing outdoor amplified sound.
3. A six foot (6') high masonry wall shall be erected along the western property line abutting Talbot Place Unit 2 Subdivision.

The proposed development is in character with the uses in proximity and is keeping with the policies for G4 Suburban walkable land use designation with *Plan El Paso*, the City's Comprehensive Plan.

Conrad Conde, Conde, Inc., concurs with all staff comments.

PUBLIC =

- Patricia Castillo – opposed
- Suzanna Gomez – opposed
- Ruben Gutierrez - opposed

ACTION: Motion made by Commissioner Carrillo, seconded by Commissioner Uribe **TO APPROVE** **ITEM #PZRZ24-00021.**

VOTE:

Ayes = 5 (Badillo, Masoud, Hanson, Uribe, Carrillo)
Nays = 2 (Borrego, Rodriguez)

Motion Passed.

10. **PZRZ25-00010:** A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
- POSTPONED FOR TWO WEEKS**

11. Adjournment of the City Plan Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Hanson, seconded by Commissioner Masoud and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 3:06 p.m.

EXECUTIVE SESSION

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Section 551.071 Consultation with Attorney, Section 551.072 Deliberation Regarding Real Property, and Section 551.073 Deliberation Regarding Prospective Gifts to discuss any item on this agenda.

Approved as to form:


 Kevin W. Smith, City Plan Commission Executive Secretary

25 2 12



Legislation Text

File #: BC-826, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

2. SUSU25-00049: Rancho Del Rey Logistics Park Unit 3 - A portion of
 Section 42, Ysleta Grant, Abstract No. 214, City of
 El Paso, El Paso County, Texas
Location: East of Americas Ave. and North of North Loop Dr.
Existing Zoning: C-4/c/sc (Commercial/conditions/special contract)
Property Owner: Ben L. Ivey, LTD
Representative: Kimley-Horn
District: 6
Staff Contact: Saul Fontes, (915) 212-1606,
 FontesSA@elpasotexas.gov

BEING 135.1201 ACRES OUT OF
SECTION 42, YSLETA GRANT, ABSTRACT NO. 214
CITY OF EL PASO, EL PASO COUNTY, TEXAS

We, Ben L. Ivey, LTD, as owner of the 43.6092 acre grant of land encompassed within the proposed **RANCHO DEL REY LOGISTICS PARK UNIT 3**, hereby subdivide the land as depicted in this subdivision plat and dedicate to the City of El Paso the Street Rights-of-Way and to the Utility Companies the Utility Easements shown herein.

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Storm-water within private property is to be maintained by the owner;
- (C) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (D) Electrical connections provided to the lots meet, or will meet, the minimum state standards;
- (E) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards; and

By: Ben L. Ivey, LTD, a Texas limited partnership

STATE OF TEXAS
COUNTY OF EL PASO

Given under my hand and seal of office this ____ day of _____, 2025.

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this ____ day of _____, 2025.

Planning and Inspections Director

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of El Paso County.

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Subdivision improvement plans prepared by and under the supervision of Kimley-Horn & Associates, Inc.

THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY
PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
ENGINEERING DOCUMENT

RANCHO DEL REY LOGISTICS PARK UNIT 3 is located along the southeast side of Americas Avenue (Loop 375), approximately 0.25 miles northeast of its intersection with N. Loop Drive. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 678,415), **RANCHO DEL REY LOGISTICS PARK UNIT 3** lies inside City Limits of the City of El Paso.

Under Local Government Code 232, "floodplain" means any area in the 100-year floodplain that is susceptible to being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By my signature below, I certify that **RANCHO DEL REY LOGISTICS PARK Unit 3** lies within a flood zone designation of "AH," "X," (Shaded), and "X" as designated in Panel No. 4802140048 and Panel No. 4802140049, both dated February 16, 2008 and as amended by Panel No. 4802140050, dated May 19, 2012, of the Flood Insurance Rate Maps for Los Angeles County, California. The Flood Insurance Rate Maps indicate that areas of flood depths of 1 to 3 feet (usually areas of ponding); Zone "X" (Shaded) indicates Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; areas of Zone "X" indicates areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

SCHOOL DISTRICT
Ysleta Independent School District
9600 Sims Drive
El Paso, Texas 79925

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
 Fort Worth, Texas 76102 FIRM # 10194040 www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	GRW	MCB	5/2/2025	061282625	2 OF 2

Rancho Del Rey Logistics Park Unit 3



City Plan Commission — July 3, 2025

CASE NUMBER/TYPE:	SUSU25-00049– Resubdivision Final
CASE MANAGER:	Saul Fontes, (915) 212-1606, FontesSA@elpasotexas.gov
PROPERTY OWNER:	Ben L. Ivey, LTD
REPRESENTATIVE:	Kimley-Horn
LOCATION:	East of Americas Avenue and North of North Loop Dr. (District 6)
PROPERTY AREA:	135.12 acres
VESTED RIGHTS STATUS:	Not Vested
PARK FEES:	\$135,120.00
ZONING DISTRICT(S):	C-4 c sc (Commercial/Condition/Special Contract)
RELATED APPLICATIONS:	SUSU24-00001 Rancho Del Rey Logistics Park

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of Rancho Del Rey Logistics Park Unit 3 on a Major Final basis.

Rancho Del Rey Logistics Park Unit 3

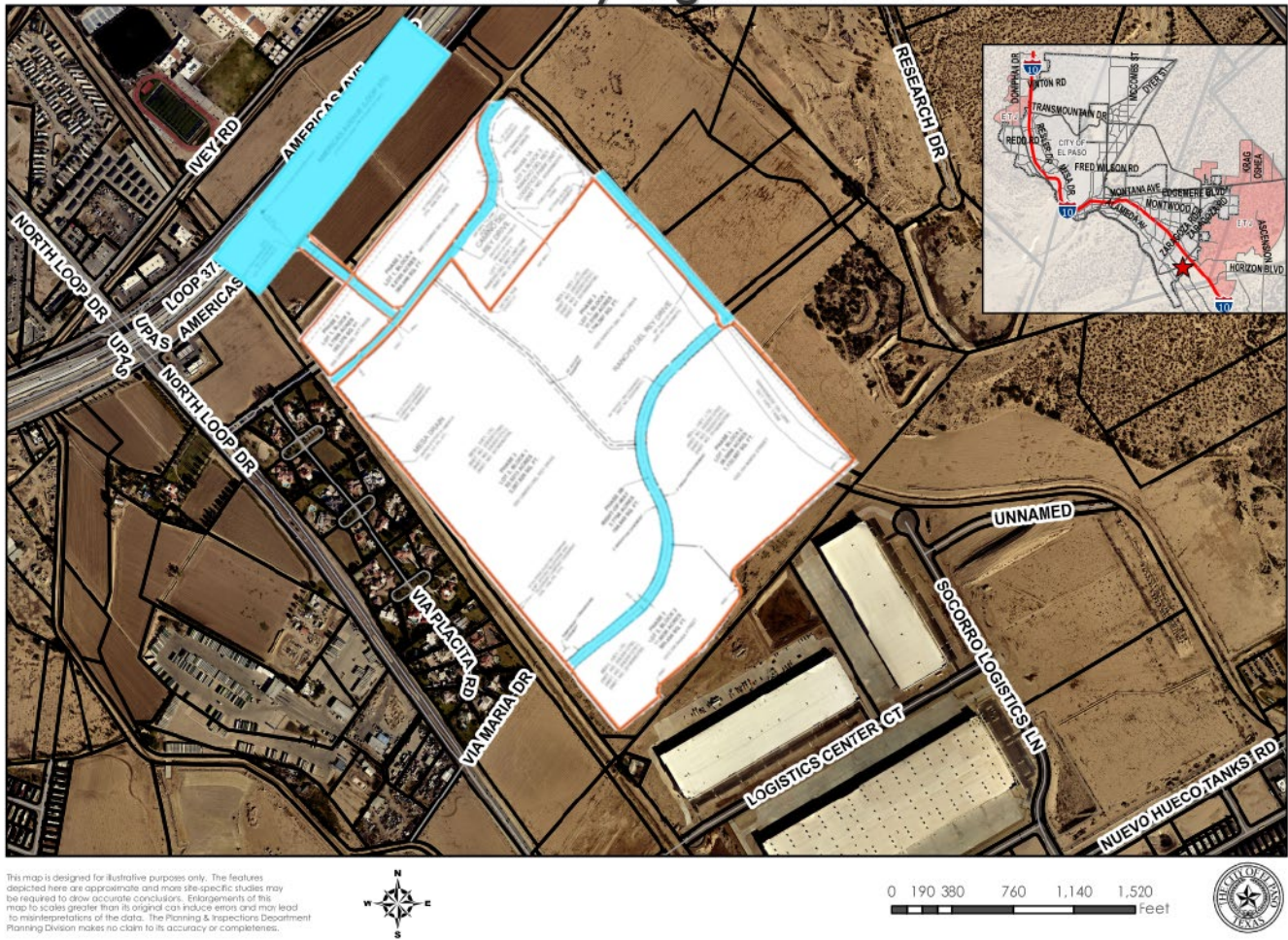


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to subdivide 135.12 acres into 6 lots for industrial uses. Lots range from 3.7 acres to 52.52 acres in size. Access to the subdivision shall be from Americas Avenue and North Loop Drive. Drainage will be provided by on-site ponding. This application was reviewed under the current subdivision code.

CASE HISTORY/RELATED APPLICATIONS: The City Plan Commission, at its regular meeting of March 21, 2024, voted to approve Rancho Del Rey Logistics Park (SUSU24-00001) as a Resubdivision Preliminary. The current application complies with the previously-approved subdivision.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	C-4 c sc (Commercial/Condition/Special Contract) / Vacant Land
South	P-R1 sc (Planned Residential) / Residential
East	C-4 c sc (Commercial/Condition/Special Contract) / Vacant Land
West	A-O (Apartment) / Vacant land
Nearest Public Facility and Distance	
Park	Lancaster Park (1.7 mi.)
School	Del Valle High School (1.4 mi.)
Plan El Paso Designation	
G7 Industrial and Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

PLAT EXPIRATION: This application will expire on **July 3, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

CITY PLAN COMMISSION OPTIONS:

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

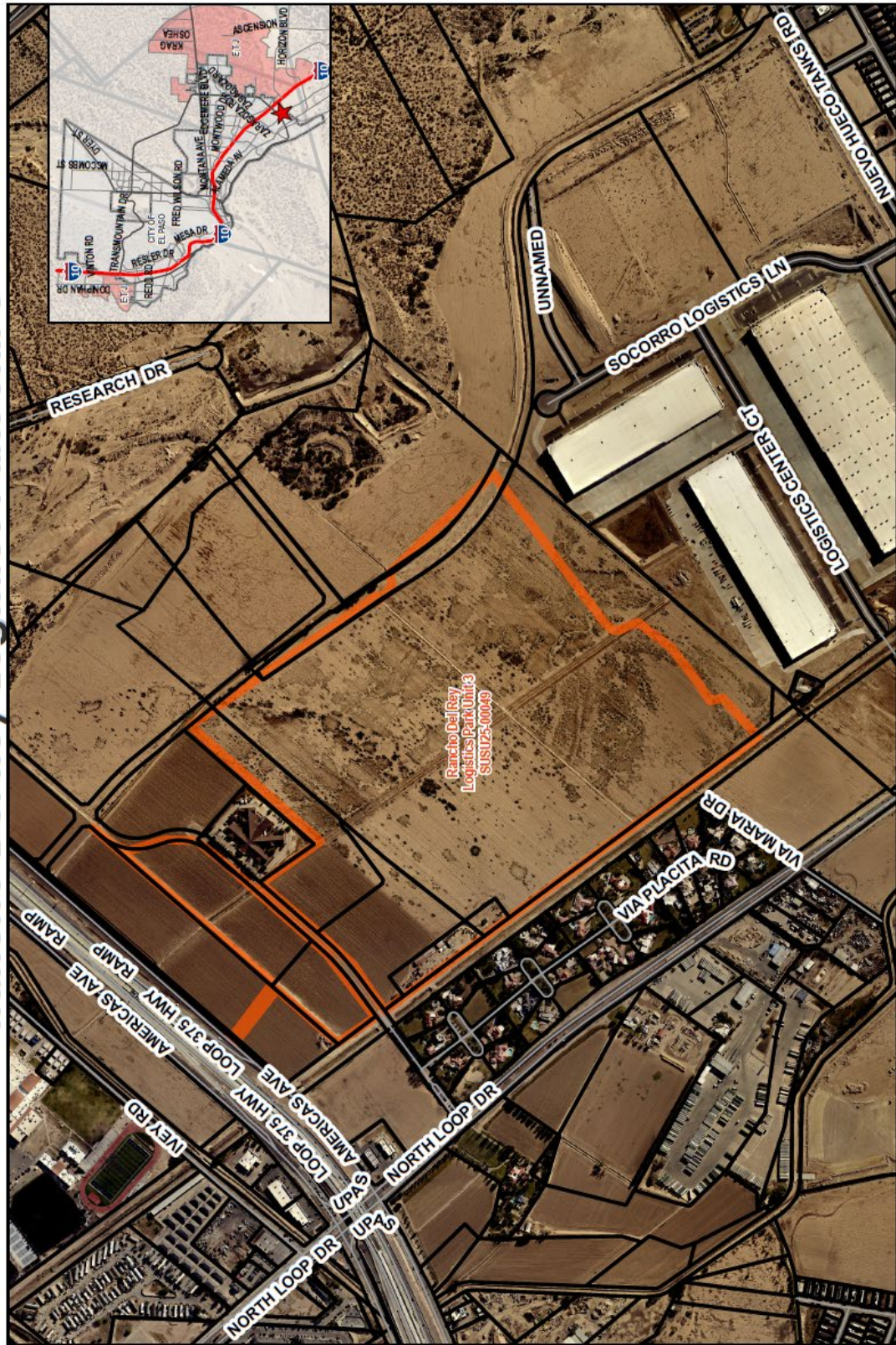
1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

ATTACHMENTS:

1. Aerial Map
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1

Rancho Del Rey Logistics Park Unit 3



0 190 380 760 1,140 1,520 Feet



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

 Subject Property

ATTACHMENT 3



RESUBDIVISION FINAL APPLICATION

DATE: 04/04/25

FILE NO. _____

SUBDIVISION NAME: Rancho Del Rey Logistic Park Unit 3

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being 135.1201 acres out of section 42, ysaleta tract, abstract no. 214, City of El Paso, El Paso County, TX
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>6</u>	_____
Industrial	<u>135.1201</u>	<u>6</u>	Total (Gross) Acreage	<u>135.1201</u>	_____
3. What is existing zoning of the above described property? _____ Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☐ No ☒
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☒ No ☐
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

Ben L Ivey L I D
Ivey Investments LLC General Partner
Ben Ivey, Manager

12. Owner of record 960 Americas Ave. N., El Paso, TX 79907 915-859-7272
(Name & Address) (Zip) (Phone)
13. Developer Sansone Group 120 S. Central Ave. #500 St. Louis MO 63105 314-727-6664
(Name & Address) (Zip) (Phone)
14. Engineer Kimley-Horn 13455 Noel Rd, Galleria Tower 2, Dallas, TX 75240 972-770-1324
(Name & Address) (Zip) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): 972-770-1324

REPRESENTATIVE CONTACT (E-MAIL): bryce.eckeberger@kimley-horn.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND
COMPLETENESS.

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

Planning and Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a. Current certificate tax certificate(s)
 - b. Current proof of ownership.
 - c. Release of access document, if applicable.
 - d. Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Provide the half width of all R.O.W.s
4. Ensure all R.O.W.s are labeled with proper name.

Planning and Inspections Department- Land Development Division

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments

1. Proposed Final Plat provided does Not have bearing and distances to verify mathematical closure.
2. There are two different exterior boundaries in the same plat unit, please verify or divided in two plats.
3. Show existing and proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all stormwater runoff within the subdivision. Provide alternate drainage courses for historic flow, including flood zone contours in the preliminary plat (private ponds are not in the preliminary plat)
4. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm-water is allowed into TxDOT R.O.W.
5. If lots are further subdivided, then additional private easement shall be required.
6. Provide and label R.O.W. Christo Del Rey Drive (missing west driveway?).
7. 6" rolled curb concrete is not allowed
8. The proposed bridge over the mesa drain shall be part of the improvement plans.

Parks and Recreation Department

We have reviewed **Rancho del Rey Logistics Park Unit 3**, a resubdivision plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling therefore, "Park fees" will be assessed based on the following:

1. Applicant is proposing a Non-residential use, covenants need to be provided restricting all residential uses and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" at a rate of **\$1,000.00** per acre, for a total amount of **\$135,120.00** calculated as follows:

135.12 acres non-residential @ rate of **\$1,000** = **\$135,120.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **Caribe Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Streets and Maintenance Department

Traffic and Engineering:

No objections to application.

Coordinate with TXDOT for road access.

Street Lights Department:

Does not object to this request.

Plans shall show City of El Paso limit.

Americas Ave. or Loop 375 is a Texas Department of Transportation (TXDOT) right of way (ROW).

For the development of the 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 all projects 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.

Traffic Division:

We have communication lines at these locations:

Contractor Shall Email copy of 811 tickets to:

LINESPOTS@ELPASOTEXAS.GOV and PAVEMENTCUT@ELPASOTEXAS.GOV, to schedule this work with the City of El Paso, Texas Traffic Signals line spotter's staff.

If on State's Right of Way send locates to: TXDOTLPLOCATES@TXDOT.GOV

Railroad right of ways: BNSF CALL BEFORE YOU DIG: 1-800-533-2891 (OPTION 7), UPRR CALL BEFORE YOU DIG: 1-800-336-9193

Contract Management:

Indicate when placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Indicate that 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.

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

Indicate that leading ramps must be aligned with a receiving ramp and be ADA compliant.

Incorporate that any manhole, water valve or gas valve shall be raised to the new paving level and added an apron.

Texas Gas

In reference to case SUSU25-00049 - Rancho Del Rey Logistics Park Unit 3, Texas Gas Service will need a 10' easement within or abutting the proposed 44' access easement, between lot 1 & 2, block 1, to provide gas service and two-way feed.

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.

Texas Department of Transportation

TXDOT Comments are to submit plans and permit for TXDOT approval.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

El Paso County

No comments received.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

Sun Metro

No comments received.

Fire Department

No comments received.



Legislation Text

File #: BC-827, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

3. PZDS25-00014: All of Lots 16 through 20, Block 57, Alexander Addition,
City of El Paso, El Paso County, Texas
- Location: 1600 N. Mesa Street
- Existing Zoning: S-D/sc (Special Development/special contract)
- Request: Detailed Site Development Plan Approval per condition
imposed by Ordinance No. 6541
- Existing Use: Vacant
- Proposed Use: Garage or lot, parking (private)
- Property Owner: Gastroenterology Institute of El Paso
- Representative: EP Heritage Development
- District: 8
- Staff Contact: Saul J. G. Pina, (915) 212-1604,
PinaSJ@elpasotexas.gov

1600 N. Mesa

City Plan Commission — July 3, 2025

SITE PLAN



CASE NUMBER: PZDS25-00014
CASE MANAGER: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Gastroenterology Institute of El Paso
REPRESENTATIVE: EP Heritage Development
LOCATION: 1600 N. Mesa St. (District 8)
PROPERTY AREA: 0.36 acres
REQUEST: Detailed Site Development Plan Approval per condition imposed by Ordinance No. 6541
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting review and approval of a new detailed site development plan for a proposed private parking lot. Per the S-D (Special Development) zoning district and the condition imposed by Ordinance No. 6541, review and approval from City Plan Commission is required prior to the issuance of building permits and certificates of completion.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the detailed site development plan request. The proposed development integrates with surrounding uses and meets the requirements of El Paso City Code Section 20.04.150 – Detailed Site Development Plan.

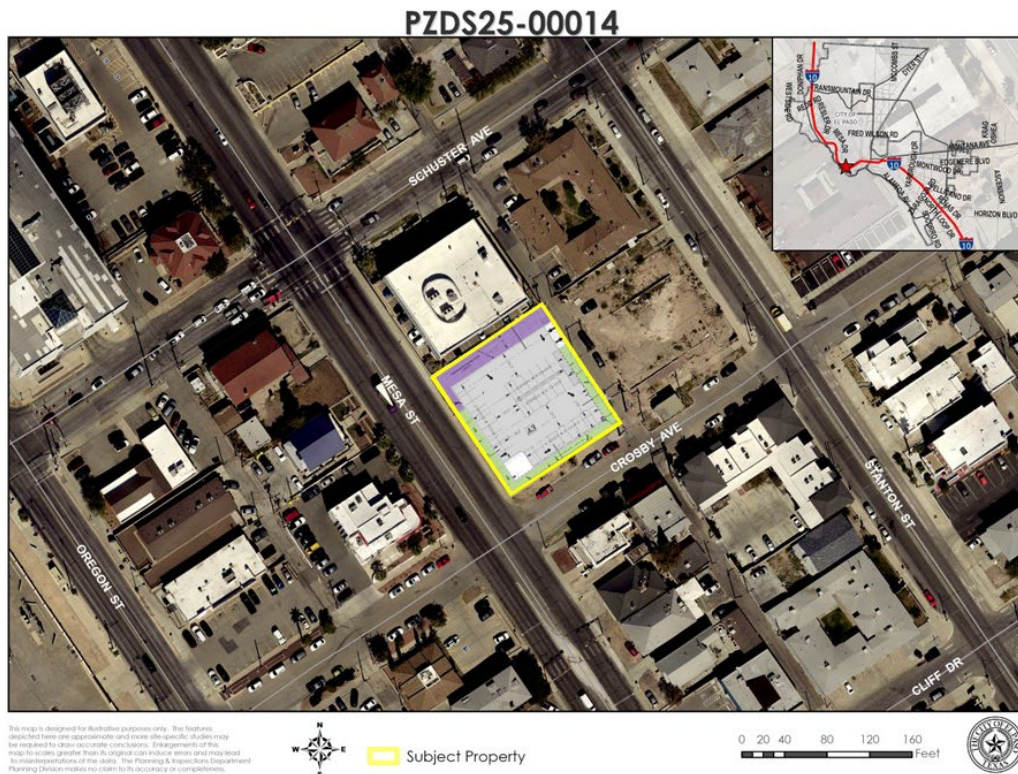


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a new Detailed Site Development Plan for a 0.36-acre private parking lot. Thirty (30) parking spaces are to be proposed, with additional ponding and landscape areas on site. Three (3) bicycle parking spaces are to be included. Access is provided from an alleyway connecting to E. Crosby Avenue. The proposed site plan complies with parking, landscape, and drainage requirements per City Code.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 6541, dated, April 24, 1979 (attachment 3), changed the zoning to ARZ (Arterial Redevelopment Zone) and later to S-D/sc (Special Development/special contract) and imposed conditions via a special contract, which was amended, December 11, 1984. Applicable conditions are the following:

- 1) *No building permit shall be issued for construction on the property until complete and detailed architectural and site development plans of the proposed development on the property have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.*
- 2) *No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Parties have, at no cost to the City, done the following:*
 - a. *Installed asphalt paving on the entire width of the alley adjacent to Lots 11 through 20, Block 57, Alexander Addition;*
 - b. *No water shall be permitted to drain from the property onto Mesa Street.*

Note: *Conditions are being satisfied through this request or have been previously satisfied.*

Ordinance No. 6544, dated, May 8, 1979 (1979 Zoning Ordinance), replaced the ARZ (Arterial Redevelopment Zone) zoning district with S-D/sc (Special Development/special contract). Conditions remained applicable.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the S-D (Special Development) zoning district and will serve as a private facility for overflow parking. To the north are apartments zoned A-3 (Apartment); to the south is a medical office zoned A-O (Apartment/office); to the east are apartments zoned R-MU (Residential Mixed Use); and to the west are professional businesses zoned S-D/c/sp (Special Development/conditions/special permit) and A-O (Apartment/office). The nearest school, El Paso High School, is 0.5 miles and the nearest park, Dunn Park, is 0.2 miles in proximity to the subject property.

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, a Detailed Site Development Plan (DSDP) is required. This is due to the proposed private parking lot use in an S-D (Special Development) zone, as well as conditions from Ordinance No. 6541. Approval from the City Plan Commission is required before any building permits or certificates of completion are issued.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met S-D (Special Development): The purpose of this district is to provide an opportunity for mixed-use	Yes. The subject property will have a proposed use of private parking lot, which is permitted in the S-D (Special Development) zone district. The proposed development will align with the existing residential and light-commercial uses in the area.

<p>projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	
<p>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>None. The subject property is not located within any Historic Overlay District nor any other special designation areas.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the Detailed Site Development Plan request.</p>	<p>None. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Main access is proposed from an alleyway that connects to E. Crosby Avenue, a local road, classified on the City of El Paso's Major Thoroughfare Plan (MTP). The proposed development is suitable given the mix of residential and light-commercial uses in the area. The proposed development will function as a private parking lot for the adjacent medical office facility and will front N. Mesa Street, a major arterial classified under the same plan.

PUBLIC COMMENT: Notices are not applicable 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:

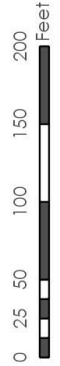
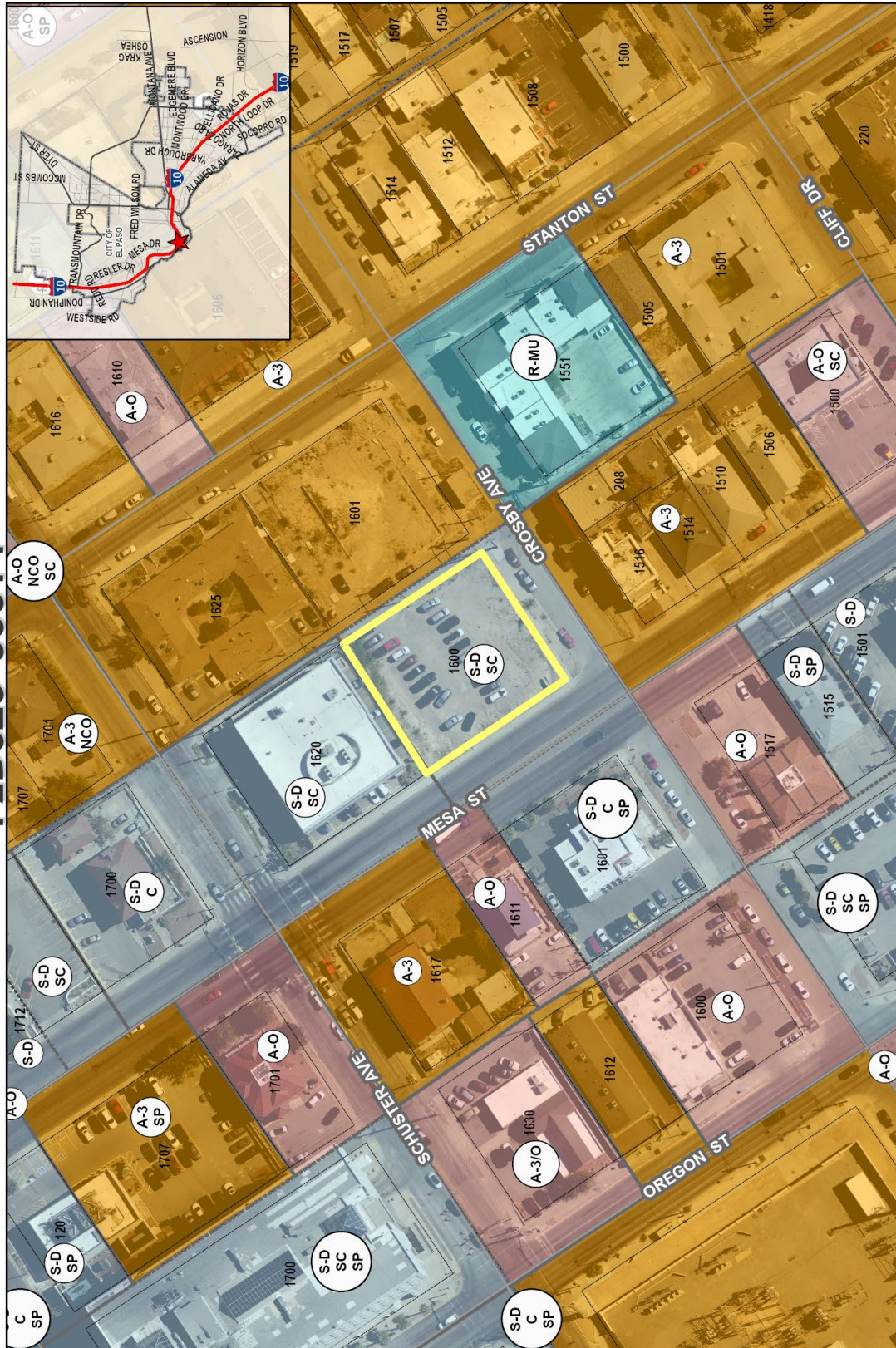
1. **Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **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. **Denial** of the Detailed Site Development Plan 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. Zoning Map
2. Detailed Site Plan (Enlarged)
3. Ordinance No. 9352
4. Department Comments

ATTACHMENT 1

PZDS25-00014



Subject Property



This map is designed for illustrative purposes only. The features depicted on this map are not intended to be used for legal purposes. The map is not a survey and should not be used to determine property boundaries. The map is not a guarantee of accuracy and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3

6541

AN ORDINANCE CHANGING THE ZONING OF
LOTS 11-20, BLOCK 57, ALEXANDER ADDITION,
THE PENALTY BEING AS PROVIDED IN SECTION
25-10 OF THE EL PASO CITY CODE


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 11-20, Block 57, Alexander Addition,
be changed to ARZ (Arterial Redevelopment Zone) within the meaning
of the zoning ordinance, and the zoning map of the City of El Paso
be revised accordingly.

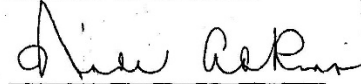
PASSED AND APPROVED this 24th day of April, 1979.


ATTEST:

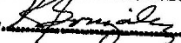

Mayor


City Clerk

APPROVED AS TO FORM:


City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: L.O.
5-1-79 COUNTER
5-1-79 ORIGINAL
5-1-79 Blk. Inspection
5-1-79 CONTROL 

I certify that the zoning map has been revised to
reflect the amendment of ordinance #6541
By  Date 5-1-79

6541

79-4328
APR 25 1979
DEPARTMENT
OF PLANNING

CONTRACT

THIS CONTRACT, made this 24 day of April, 1979
by and between NAJIB H. HADDAD and wife, JULIA E. HADDAD, First Parties, and the
CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Lots
11-20, Block 57, Alexander Addition, in the City of El Paso, El Paso County,
Texas. In order to remove certain objections to such rezoning, First Parties
covenant that if the property is rezoned to ARZ (Arterial Redevelopment Zone),
within the meaning of the zoning ordinance of the City of El Paso, it shall be
subject to the following restrictions, conditions and covenants:

✓ No building permit shall be issued for construction on the
property until complete and detailed architectural and site development plans of
the proposed development on the property have been submitted by First Parties
and approved by the City Plan Commission of the City of El Paso.

2. No certificates of occupancy and compliance shall be issued for
any buildings constructed on the property until First Parties have, at no cost
to the City, done the following:

(a) Installed asphalt paving on the entire width of the
alley adjacent to Lots 11 through ²⁰~~30~~, Block ⁵⁷~~27~~, Alexander Addition;

(b) No water shall be permitted to drain from the property
onto Mesa Street.

Such drainage and paving shall be constructed in accordance with plans
and specifications to be approved by the City Engineer of the City of El Paso,
and must be inspected and approved by him before certificates of Occupancy and
compliance are issued for any buildings constructed on the property

This contract is a restriction condition and covenant running with
the land and a charge and servitude thereon, and shall bind

79-4328
APR 25 1979
DEPARTMENT
OF PLANNING

First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

Najib H. Haddad *Najib H. Haddad*

Julia E. Haddad *Julia E. Haddad*

THE CITY OF EL PASO

By *Amir*
Mayor

ATTEST:

W. Rieger
City Clerk

APPROVED AS TO FORM:

Amir
City Attorney

THE STATE OF TEXAS)

COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared NAJIB H. HADDAD and his wife, JULIA E. HADDAD, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of April, 1979.

My Commission Expires:

June 1, 1979

Amir M. Carlo
Notary Public, El Paso County, Texas

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **Approval** of the detailed site development plan per El Paso City Code, Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments or objections to the proposed detailed site plan.

Planning and Inspections Department – Land Development

Recommend Approval:

1. It is recommended harvesting area on the property.
2. TXDOT review and approval are required of the proposed parking for drainage and access requirements at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision, including calculations at the time of grading permit.
4. Proposed parking lot area, please see “Cluster Parking” Detail 3-42, Appendix “A” Design Standard for Construction from Street Design Manual.
5. Provide a 5ft sidewalk abutting the property line in all streets.
6. Verify dimensions of the parking area and design, please see 3-42 Cluster Parking, DSC from Street Design Manual.
7. Verify the only one access to the proposed parking lot, the existing alley is substandard.
8. Coordinate with El Paso Electric for the electrical poles in the middle of the existing alley.
9. Verify driveway location in the corner. The 2.5’ min area from the property line. See 6-15A Appendix A in DSC from SDM.

Note: Comments addressed. Further coordination with listed entities will be conducted by the applicant as needed.

Fire Department

Recommend Approval: No adverse comments.

Streets and Maintenance Department

Traffic and Transportation Engineering

No objections to application

Street Lights Department

Does not object to this request.

Mesa St. (SH-20) 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.

Contract Management Section

1. E. Crosby Avenue appears to be misspelled on the site plan. Please confirm the correct spelling for accuracy.
2. Indicate that any damaged structure must be restored to the same or better condition. This applies to asphalt, concrete, manholes, and water valves.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch/12-inch diameter water main that extends along Crosby Avenue, located approximately 20-feet south of the property. This main is available to provide service.

There is an existing 4-inch diameter water main that extends along the alley between Mesa Street and Stanton Street, located approximately 5-feet east of the property. This main is available to provide service.

Previous water pressure from fire hydrant #02238, located on the northwest corner between North Mesa Street and Schuster Avenue, has yielded a static pressure of 108 (psi), a residual pressure of 88 (psi), and a discharge of 1,299 (gpm). 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 6-inch diameter sanitary sewer main that extends along the alley between Mesa Street and Stanton Street, located approximately 10-feet east of the property. 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 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.

Water:

There is an existing 8-inch diameter water main that extends within a 20-foot easement. This main is available to provide service.

Previous water pressure reading from fire hydrant #12081, located within in a 20-foot PSB easement within the property, has yielded a static pressure of 72 (psi), a residual pressure of 70 (psi), and a discharge of 1,244 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within a 10-foot easement. This main is

available to provide service.

General:

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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 Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District

The 9-1-1 District has no comments or concerns regarding this zoning.

Texas Gas Service

Texas Gas Service has no comments.

El Paso Electric

We have no comments for 1600 N. Mesa

Texas Department of Transportation

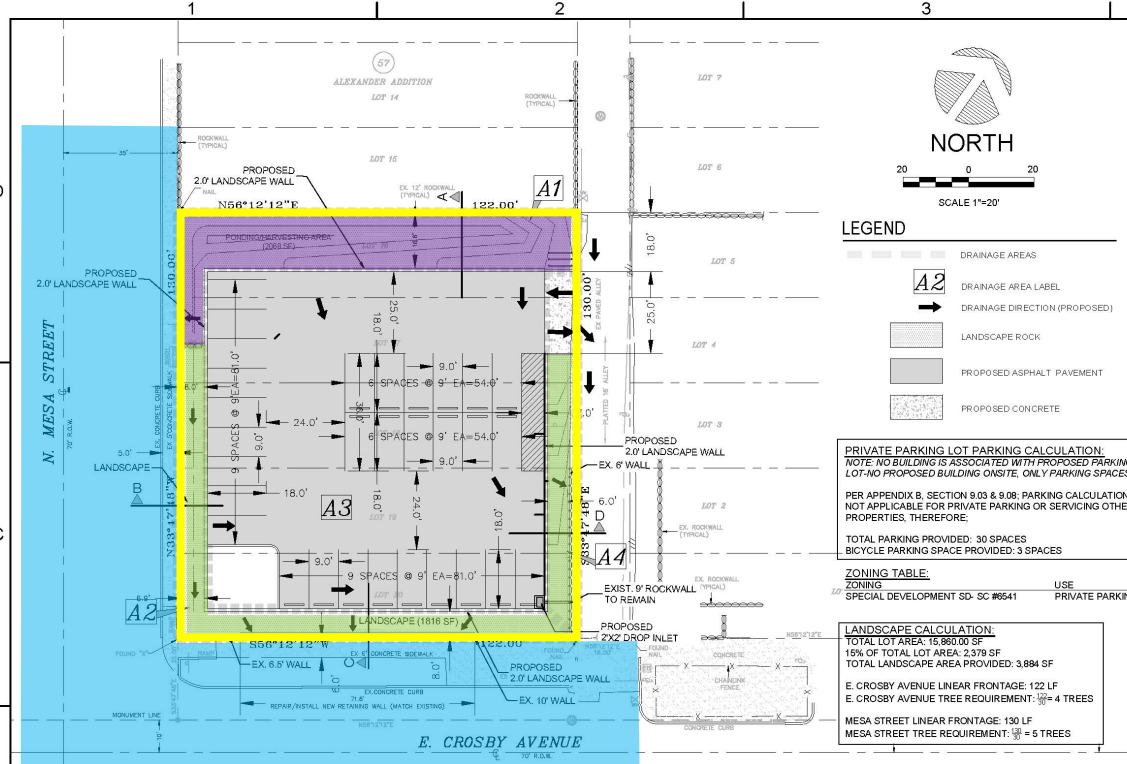
After reviewing the plans for 1600 N Mesa, there are no comments.

El Paso County Water Improvement District #1

No comments provided.

Sun Metro

No comments provided.



LEGEND

- DRAINAGE AREAS
- A1, A2 DRAINAGE AREA LABEL
- DRAINAGE DIRECTION (PROPOSED)
- LANDSCAPE ROCK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

PRIVATE PARKING LOT PARKING CALCULATION:
NOTE: NO BUILDING IS ASSOCIATED WITH PROPOSED PARKING LOT-NO PROPOSED BUILDING ON-SITE, ONLY PARKING SPACES
PER APPENDIX B, SECTION 9.03 & 9.08; PARKING CALCULATIONS ARE NOT APPLICABLE FOR PRIVATE PARKING OR SERVICING OTHER PROPERTIES, THEREFORE:
TOTAL PARKING PROVIDED: 30 SPACES
BICYCLE PARKING SPACE PROVIDED: 3 SPACES

ZONING TABLE:
ZONING: SPECIAL DEVELOPMENT SD- SC #6541
USE: PRIVATE PARKING

LANDSCAPE CALCULATION:
TOTAL LOT AREA: 15,860.00 SF
15% OF TOTAL LOT AREA: 2,379 SF
TOTAL LANDSCAPE AREA PROVIDED: 3,884 SF
E. CROSBY AVENUE LINEAR FRONTAGE: 122 LF
E. CROSBY AVENUE TREE REQUIREMENT: 1/10" = 4 TREES
MESA STREET LINEAR FRONTAGE: 130 LF
MESA STREET TREE REQUIREMENT: 1/10" = 5 TREES

DETAILED SITE PLAN
LEGAL DESCRIPTION:
1600 N. MESA STREET
LOTS 16 THROUGH 20, BLOCK 57
ALEXANDER ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 15,860.00 SQ. FT. OR 0.3641 ACRES ±

FEMA FLOODPLAIN DATA:
ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "C", COMMUNITY PANEL NO. 480214-0033-B, DATED 10-15-1982.
BENCHMARK:
FOUND CITY MONUMENT AT CENTERLINE INTERSECTION OF E. SCHUSTER ST. & KANSAS ST.
BENCHMARK ELEVATION: 3875.60' CITY DATUM

TABLE 1: EXISTING PEAK DISCHARGE (100-YEAR EXISTING CONDITIONS)

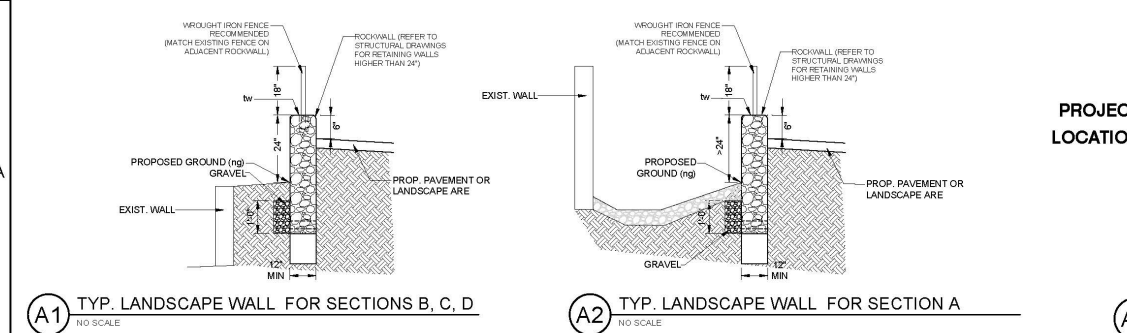
WATERSHED AREA NO.	AREA (acres)	RUNOFF COEFFICIENT (c)	TIME OF CONCENTRATION (T _c min)	RAINFALL INTENSITY (I ₁₀₀ in/hr)	RUNOFF, Q ₁₀₀ (cfs)	DIRECTION OF FLOW
A1	0.11	0.40	10.00	5.19	0.23	MESA STREET
A2	0.19	0.40	10.00	5.19	0.39	E. CROSBY AVENUE
A3	0.06	0.40	10.00	5.19	0.12	EXISTING PAVED ALLEY/E. CROSBY AVENUE
TOTAL EXISTING RUNOFF TO MESA ST:					0.23	
TOTAL EXISTING RUNOFF TO E. CROSBY AVENUE:					0.62	

TABLE 2: PROPOSED PEAK DISCHARGE (100-YEAR PROPOSED CONDITIONS)

WATERSHED AREA NO.	AREA (acres)	RUNOFF COEFFICIENT (c)	TIME OF CONCENTRATION (T _c min)	RAINFALL INTENSITY (I ₁₀₀ in/hr)	RUNOFF, Q ₁₀₀ (cfs)	DIRECTION OF FLOW
A1	0.04	0.40	10.00	5.19	0.08	LANDSCAPE AREA /WATER HARVESTING
A2	0.05	0.40	10.00	5.19	0.10	E. CROSBY AVENUE
A3	0.25	0.95	10.00	5.19	1.23	EXISTING PAVED ALLEY/E. CROSBY AVENUE
A4	0.02	0.40	10.00	5.19	0.04	EXISTING PAVED ALLEY/E. CROSBY AVENUE
TOTAL EXISTING RUNOFF TO MESA ST:					0.00	
TOTAL EXISTING RUNOFF TO E. CROSBY AVENUE:					1.38	

WATER HARVESTING AREA VOLUME CALCULATION: ((60.25+590.08)/2 + (590.08+1458.89)/2 + (1458.89+1788.68)/2) * 3298.6 cf or 0.08 ac-ft

- SITE PLAN NOTES:**
- NO BUILDING STRUCTURES ARE PROPOSED WITHIN SITE LIMITS.
 - CONTRACTOR SHALL REPAIR AND RESTORE ANY DAMAGED EXISTING STRUCTURES OR SITE UTILITIES TO THE SAME OR BETTER CONDITION. THIS SHALL APPLY TO ASPHALT, CONCRETE, MANHOLES, WATER VALVES, ETC.
 - ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSLANDS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.



DETAILED SITE PLAN

for
**PROPOSED OVERFLOW
PARKING LOT FOR
ENDOSCOPY CENTER**

1600 N. MESA STREET
EL PASO, TX
LOTS 16 THROUGH 20, BLOCK 57
ALEXANDER ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

NO.	DATE	DESCRIPTION

**DETAILED
SITE PLAN**

A-1



Legislation Text

File #: BC-828, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

4. PZRZ25-00010: A portion of Tract 1B (n/k/a Tract 1B1), Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas
- Location: Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr.
- Zoning: R-3A (Residential)
- Request: To rezone from R-3A (Residential) to PR-II (Planned Residential)
- Existing Use: Vacant
- Proposed Use: Townhomes
- Property Owner: DVEP Land LLC
- Representative: Del Rio Engineering
- District: 1
- Staff Contact: Jose Beltran, (915) 212-1607,
BeltranJV@elpasotexas.gov

POSTPONED FROM JUNE 18, 2025

Dewberry Drive

City Plan Commission — July 3, 2025

REZONING



CASE NUMBER:	PZRZ25-00010
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	DVEP Land LLC
REPRESENTATIVE:	Del Rio Engineering
LOCATION:	Generally North of Woodrow Bean Transmountain Dr. and East of Resler Dr. (District 1)
PROPERTY AREA:	6.85 acres
REQUEST:	Rezone from R-3A (Residential) to P-R II (Planned Residential II)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) phone call of inquiry, three (3) phone calls in opposition and one (1) phone call in support received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

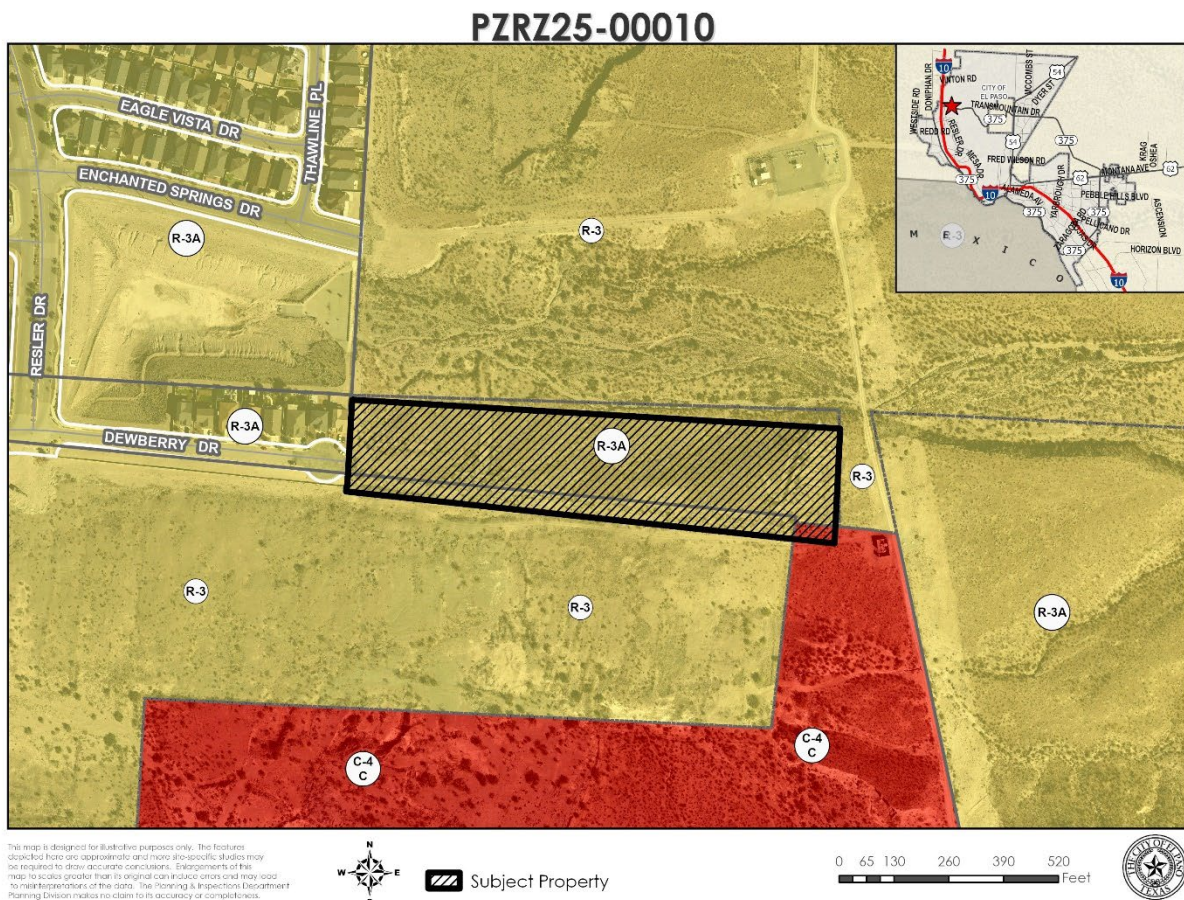


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3A (Residential) to P-R II (Planned Residential II) to allow townhomes. The property is approximately 6.85 acres in size. The conceptual site plan shows forty-four (44) individual lots for the proposed use of townhomes. Main access to the property is proposed from Dewberry Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with the existing surrounding zoning districts. Properties to the north and east are zoned R-3 (Residential) and R-3A (Residential) and consist of vacant lots. Properties to the south are zoned R-3 (Residential) and C-4/c (Commercial/conditions) and consist of vacant lots. Properties to the west are zoned R-3A (Residential) and consist of detached single-family homes, and a ponding site. The nearest school is Jose J. Alderete Middle School located 2.29 miles away and the nearest park is Desert Springs #2 located 0.16 miles 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-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 meets the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed rezoning is compatible with the Future Land Use designation. The proposed development will add additional housing to the area to supplement the limited housing stock.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>P-R II (Planned Residential II) District: The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.</p>	<p>Yes. The proposed P-R II (Planned Residential II) zoning district will complement existing R-3 (Residential), R-3A (Residential) and C-4/c (Commercial/conditions) zoning districts in the immediate area. The proposed townhomes will provide a variety of housing types to the majority single-family residential area.</p>
<p>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.</p>	<p>Yes. The proposed P-R II (Planned Residential II) zoning district will have access from Dewberry Drive which is classified as a local street in the City's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed residential development.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations</p>	<p>The property lies within the Hillside Development Area. Consequently, this is scheduled to be heard by the Open Space Advisory Board.</p>

that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated by the rezoning of the subject property. There is an existing arroyo abutting the subject property.
Natural Environment: Anticipated effects on the natural environment.	The subject property lies within the Hillside Development Area. There are no anticipated effects on the natural environment. Furthermore, the proposed rezoning is scheduled to be presented to the Open Space Advisory Board (OSAB) on July 2, 2025.
Stability: Whether the area is stable or in transition.	The surrounding area is generally stable with one rezoning 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: Access to the subject property is proposed from Dewberry Drive via Bluff Creek Street which are classified as local streets in the City's Major Thoroughfare Plan (MTP). The classification of these roads is suitable for the proposed residential development. Sidewalks are currently present on the northern portion of Dewberry Drive. There are currently no bus stops located within walking distance of the subject property. Resler Drive, which is a proposed extension under the Major Thoroughfare Plan (MTP) to Transmountain, will provide future connectivity for the proposed development.

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

PUBLIC COMMENT: The property lies within the Enchanted Hills Neighborhood Association, which was notified of the rezoning request by the applicant. The applicant conducted a meeting with the presidents of the Northwest, Montoya and Enchanted Hills Neighborhood associations on March 26, 2025. Public notices were sent to property owners within 300 feet on June 4, 2025. As of June 26, 2025, the Planning Division has received one (1) phone call of inquiry, one (1) phone call in support and three (3) phone calls in opposition. The opposition consisted of concerns for decreased property values and increased traffic.

RELATED APPLICATIONS: None.

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:

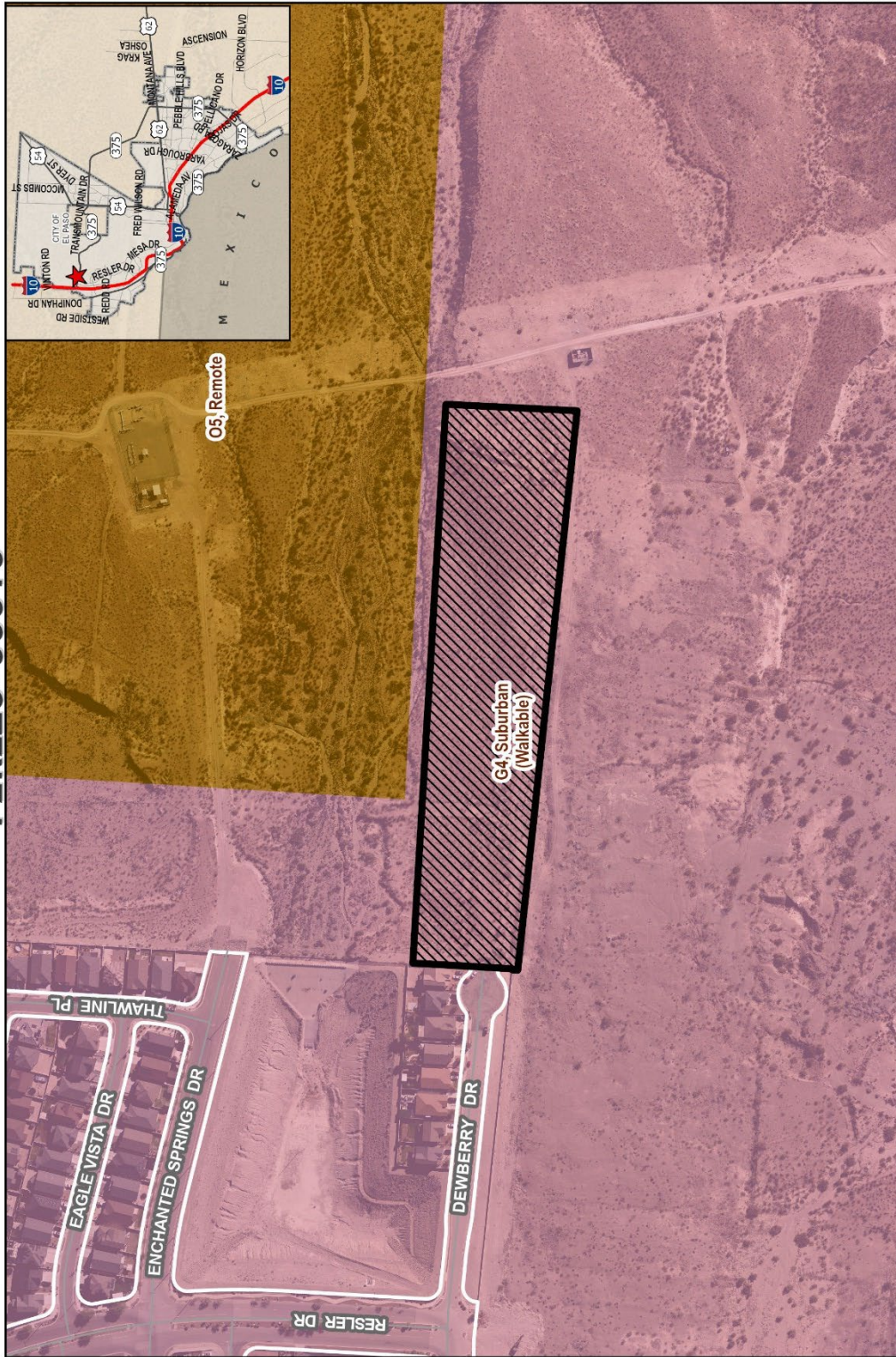
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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.
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

PZRZ25-00010

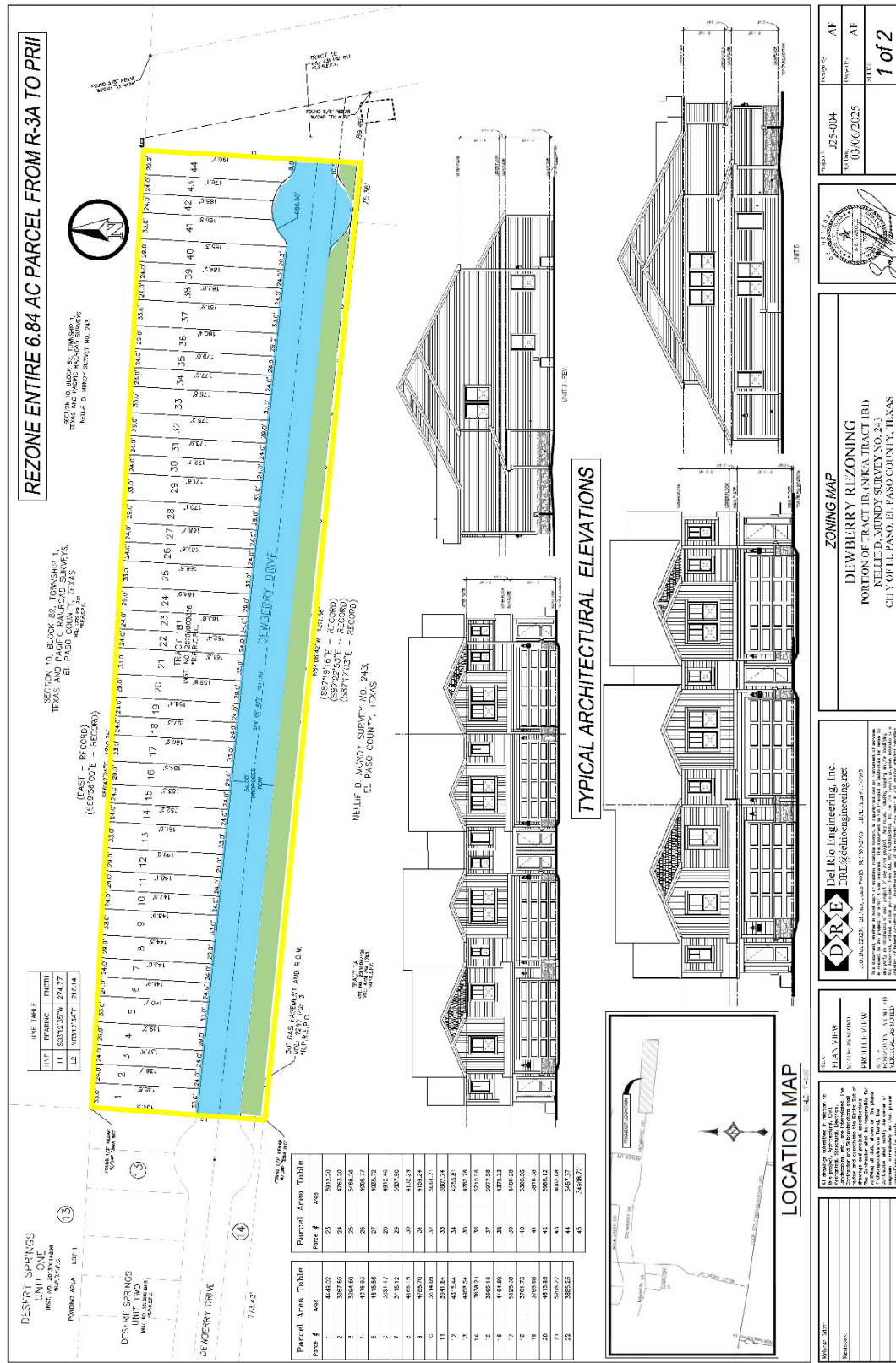


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:10,000 can induce errors and may lead to misinterpretation of the data. Planning Division makes no claim to its accuracy or completeness.

47



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the proposed rezoning is in keeping with the policies of the G-4, Suburban (Walkable) Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

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

Show proposed drainage flow patterns on site plan and identify the onsite pond discharge location(s) for all storm-water runoff within the subdivision.

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

No adverse comments.

Police Department

The 911 District has no comments or concerns regarding this rezoning.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

No objections to the rezoning.

Traffic & Transportation Engineering

No TIA is required.

Streets Lighting:

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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:

Indicate that when placing Sidewalks, the municipal Code Chapter 19.21 and Chapter 13.04.020 – Sidewalk Specifications of Sidewalks shall be followed.

Indicate that for driveways the municipal code chapter 13.12 shall be followed

Indicate that 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.

Indicate that any damaged structure must be restored to same or better condition. This goes for asphalt, concrete, manholes, or water valves.

Indicate that any manhole, service line or monument must have a concrete apron as per DSC.

El Paso Water

EPWater-PSB does not object to this request.

The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

Water

There is an existing 8-inch diameter water main along Dewberry Drive located approximately 15-feet south of the northern right-of-way line. This main can be extended to provide service.

Previous water pressure reading from fire hydrant #11136 fronting 7377 Dewberry Drive, has yielded a static pressure of 80 psi, a residual pressure 75 psi and a discharge of 1,113 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 8-inch diameter sanitary sewer main that extends along Resler Drive located approximately 18-feet north of the southern right-of-way line. This main can be extended to provide service.

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, 3rd 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 green space, 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.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

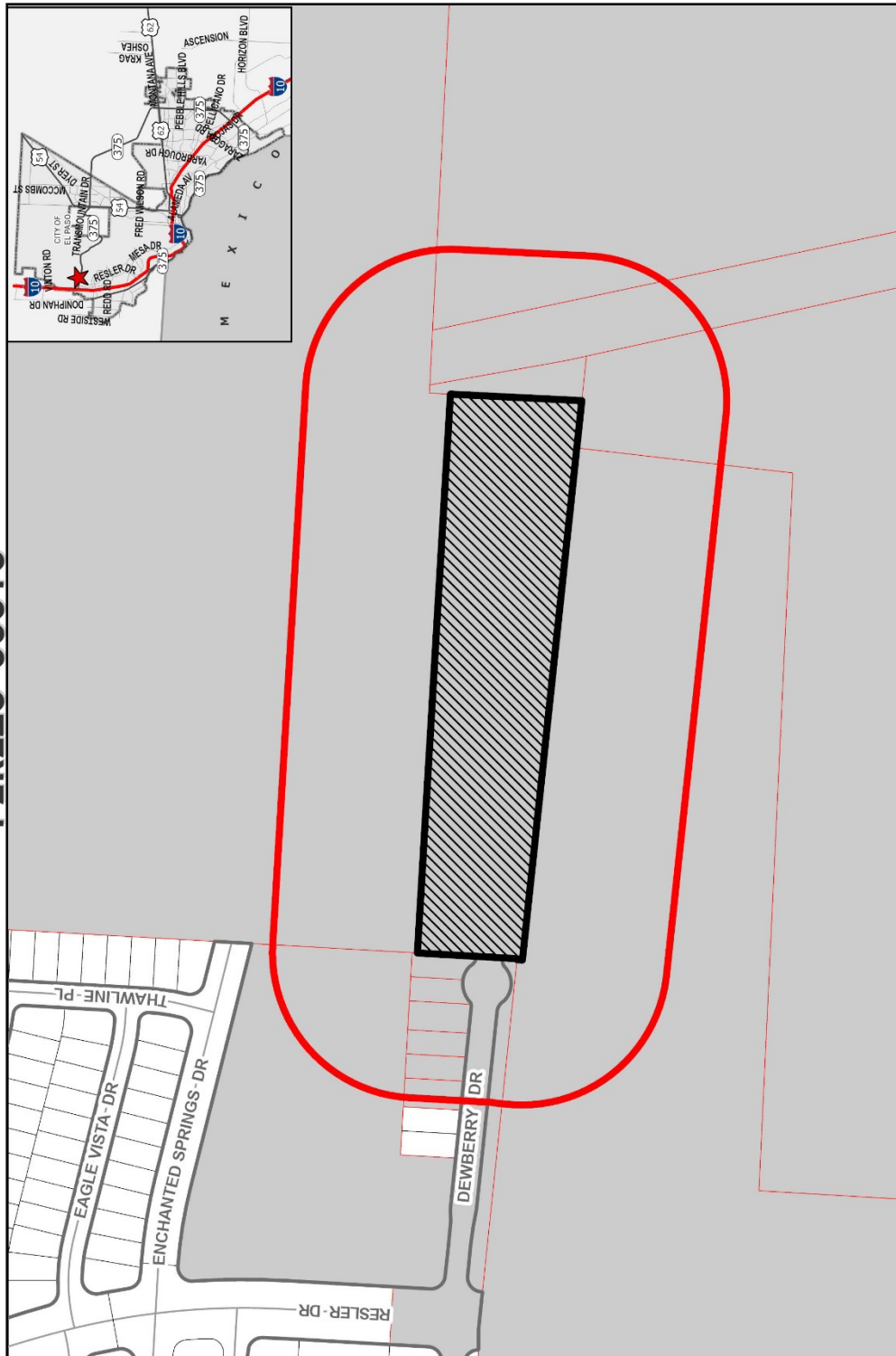
No comments received.

El Paso Electric

We have no comments.

ATTACHMENT 4

PZR725-00010



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features and boundaries shown on this map are not intended to be used for legal purposes. The map is not a survey and may be subject to change without notice. The map is not a guarantee of accuracy and may be subject to change without notice. The map is not a guarantee of accuracy and may be subject to change without notice. The map is not a guarantee of accuracy and may be subject to change without notice.



Legislation Text

File #: BC-829, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

5. PZRZ25-00014: A portion of Lot 3, Block B, Arnold Foothills,
 City of El Paso, El Paso County, Texas
- Location: 7750 Alabama St.
- Existing Zoning: C-1 (Commercial)
- Request: Rezone from C-1 (Commercial) to A-O (Apartment/Office)
- Existing Use: Vacant
- Proposed Use: Apartment (five or more units)
- Property Owner: Romity MF Ventures, LLC
- Representative: TJ Karam
- District: 2
- Staff Contact: Blanca Perez, (915) 212-1561,
 PerezBM@elpasotexas.gov

7750 Alabama

City Plan Commission — July 3, 2025

CASE NUMBER:	PZRZ25-00014
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Romity MF Ventures, LLC
REPRESENTATIVE:	TJ Karam
LOCATION:	7750 Alabama St. (District 2)
PROPERTY AREA:	0.502 acres
REQUEST:	Rezone from C-1 (Commercial) to A-O (Apartment/Office)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property form C-1 (Commercial) to A-O (Apartment/Office) to allow for apartment (five or more units).

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with light commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and aligns with G-3, Post-War for the future land use designation.

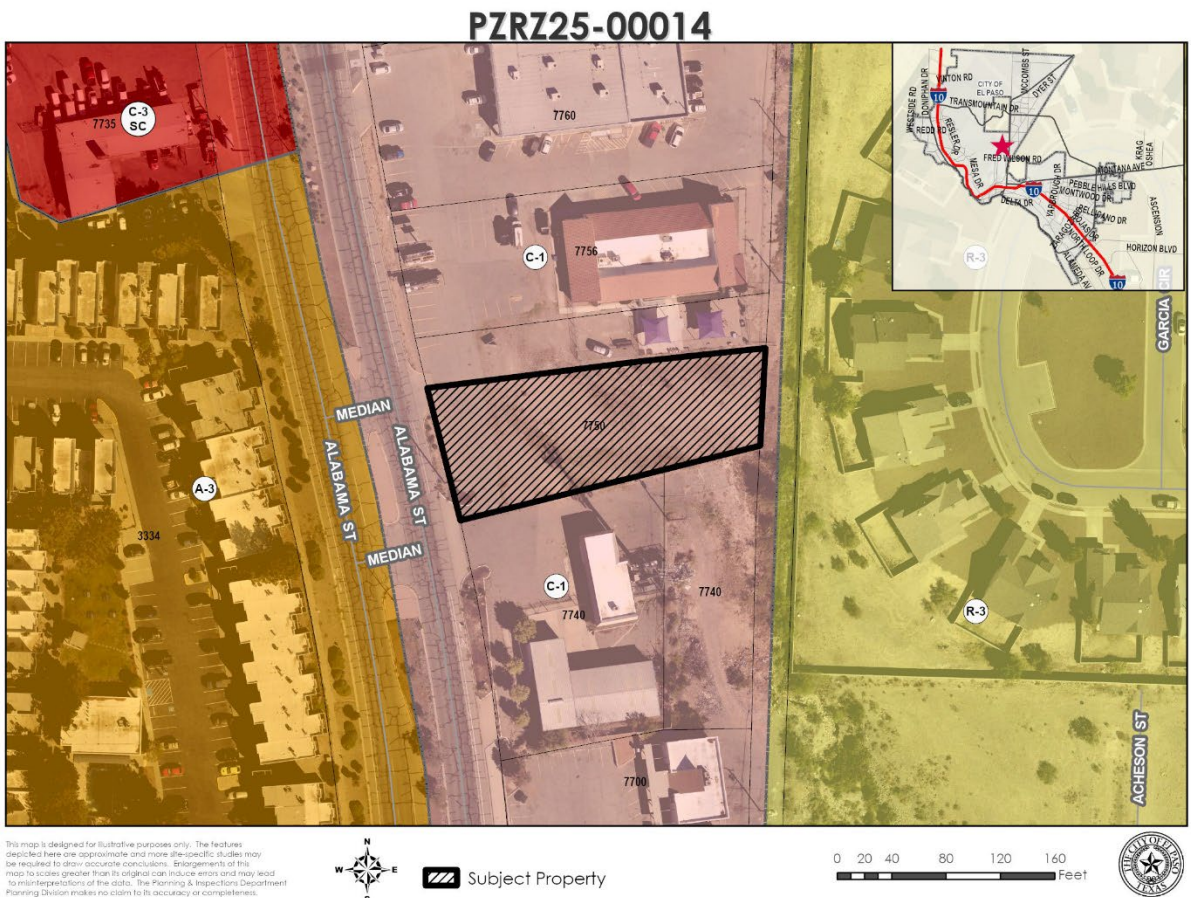


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1 (Commercial) to A-O (Apartment/Office) to allow for the development of apartment (5 or more units). The 0.50-acre property is currently vacant. The conceptual site plan proposes a two-story building containing twenty (20) efficiency apartments and twenty (20) parking spaces. The proposed A-O (Apartment/Office) zoning district would allow a maximum density of up to 29 units. Vehicular and pedestrian access will be provided from Alabama Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed apartment use and the requested A-O (Apartment/Office) zoning are compatible with the established character of the surrounding area. Properties to the north are zoned C-1 (Commercial) and include a church and a child care facility, while to the south there is an office warehouse also zoned C-1 (Commercial). To the west are apartments zoned A-3 (Apartment), and to the east are single-family dwellings zoned R-3 (Residential). The nearest park, North Open Reserve, is approximately 0.14 miles away, and the closest school, Edgar Park Elementary, is about 0.8 miles from the subject property.

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 align with the intent of the G-3, Post-War Future Land Use designation in <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-O (Apartment/Office) District: 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 district is compatible with the surrounding C-1 (Commercial), A-3 (Apartment) and R-3 (Residential) districts, which include light commercial uses and single and multifamily residential developments.</p>
<p>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.</p>	<p>Yes. The subject property has access to Alabama Street, which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP). This road classification is suitable to support the proposed development.</p>

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.	The subject property is not located within historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed development 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 rezoning 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: Access to the subject property will be from Alabama Street, which is designated as a major arterial in the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate to serve the proposed development. There are three bus stops within walking distance (0.25 mile) of the property, with the nearest bus stop located approximately 0.08 miles away at the southeast intersection of Zion Drive and Alabama Street.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Sunrise Civic Group and the El Paso Central Business Association, both of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any responses in support or opposition to 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:

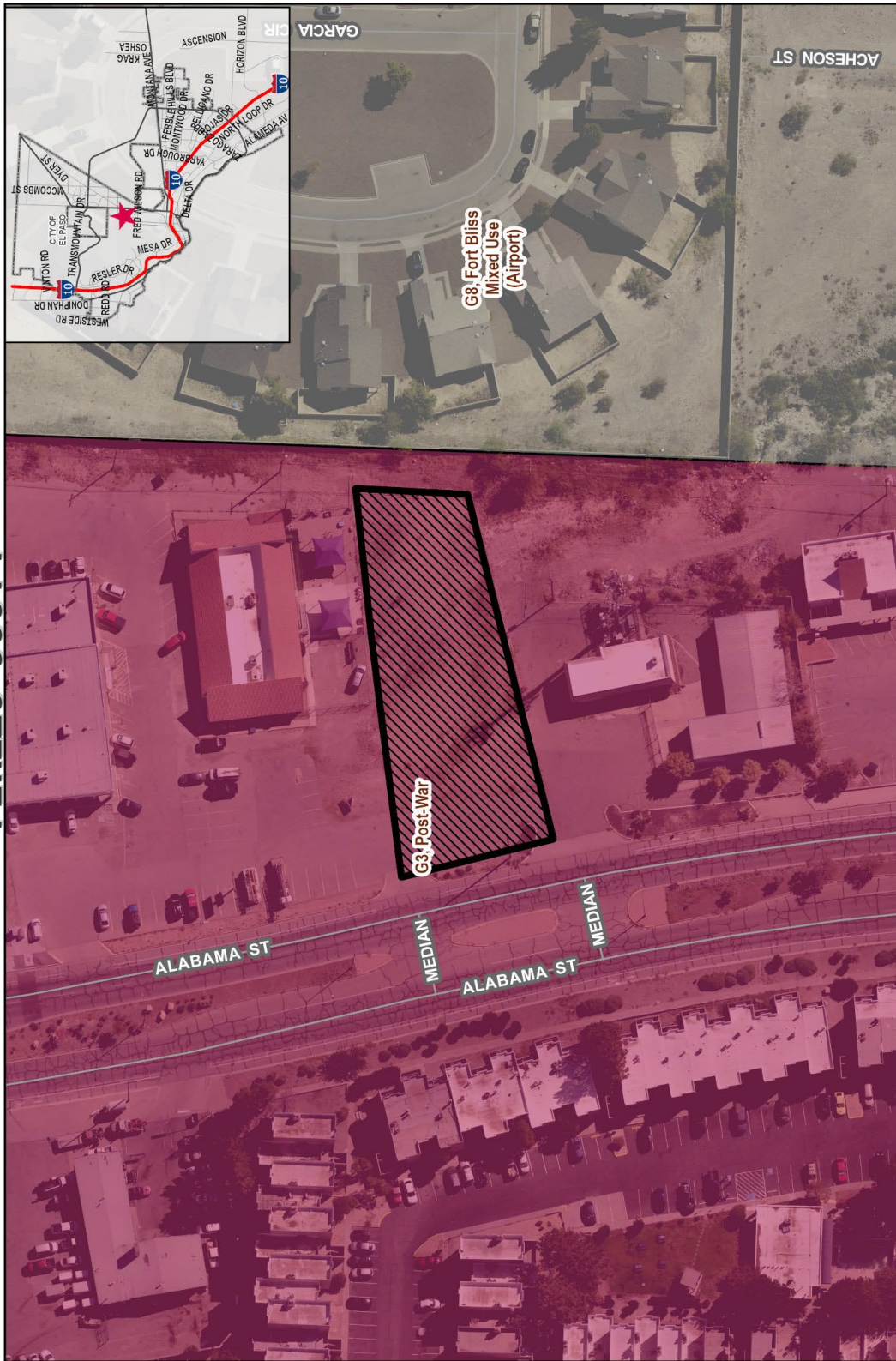
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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.
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

PZRZ25-00014

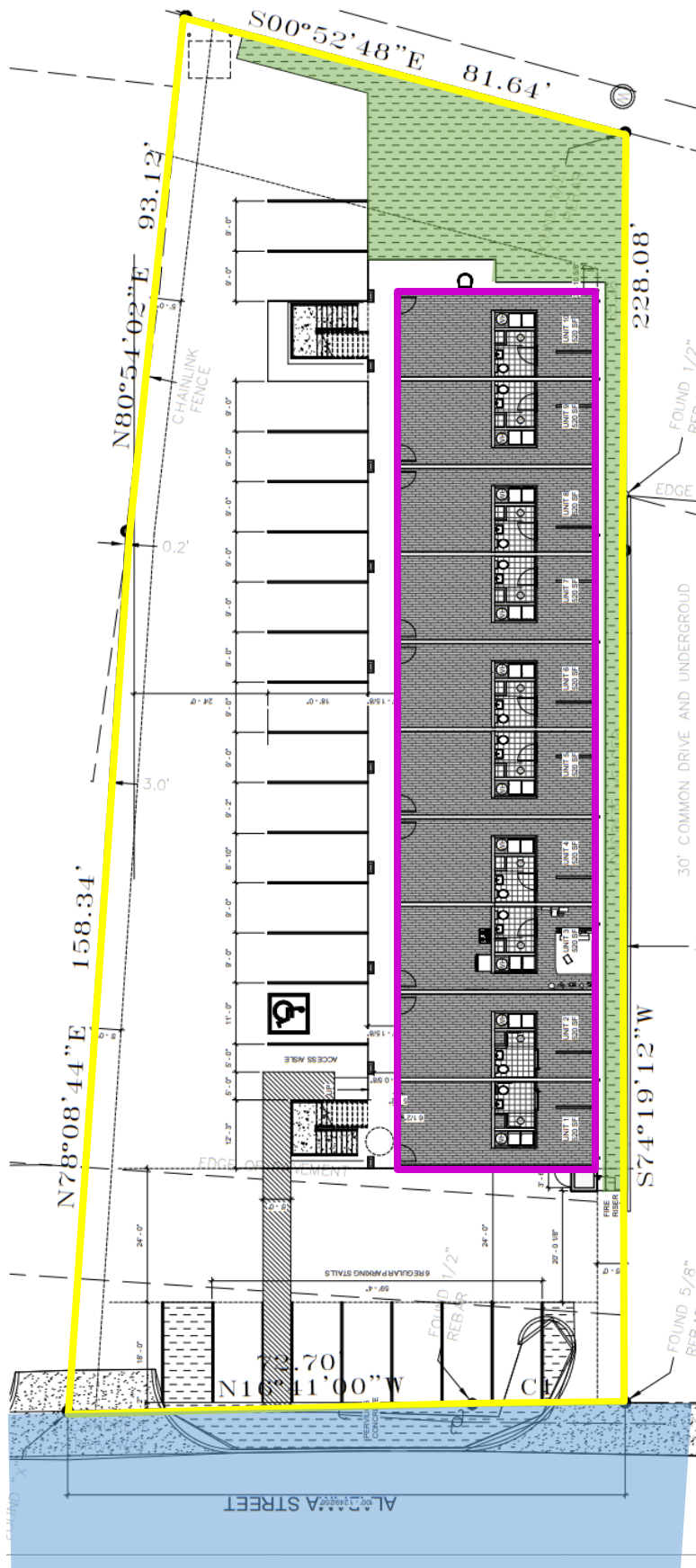


0 20 40 80 120 160 Feet

Subject Property

This map is designed for illustrative purposes only. The features shown are approximate and may not be accurate. 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 of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and aligns with G-3, Post-War for the future land use designation.

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

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.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering:

No objections. No TIA is required.

Streets Lighting:

Does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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:

No comments provided.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 12-inch diameter water main extending along Alabama Street approximately 72-feet west of the property. This main is available to provide service.

Previous water pressure reading from fire hydrant #3608, fronting at 7740 Alabama Street, has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge flow of 1209 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 8-inch diameter sanitary sewer main along Alabama Street located approximately 109-feet west of the property line. This main is available to provide service.

There is an existing 8-inch diameter sanitary sewer main in a 25-foot sewer easement located 5-feet east of the easement. This easement is located east of the property. This main is available to provide service.

There is an existing 10-inch force main east of the property. No direct service connections are allowed to the 16-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

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:

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 zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

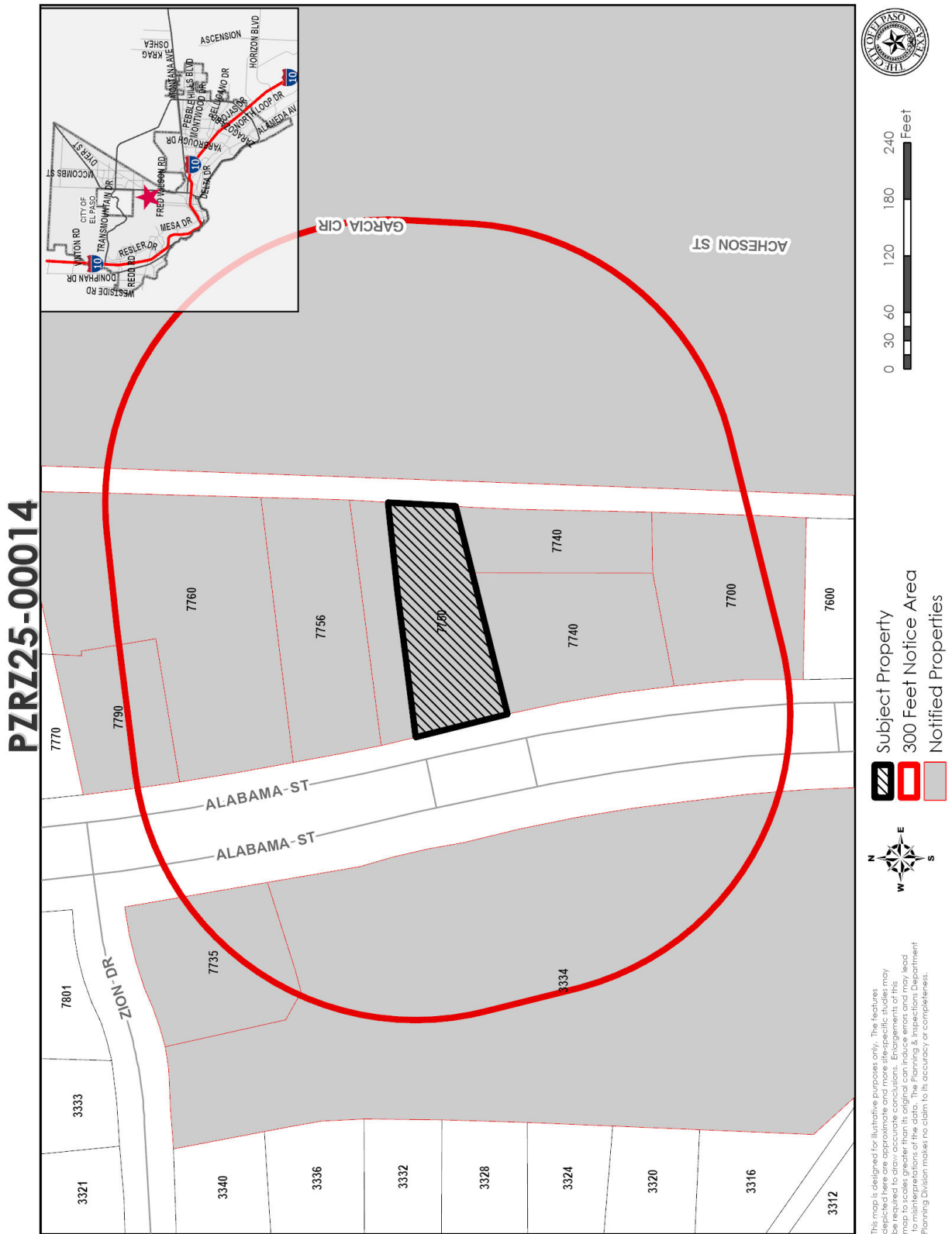
Texas Gas Service does not have any comments.

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.

El Paso Electric

No comments.

ATTACHMENT 4





Legislation Text

File #: BC-830, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

6. PZRZ25-00017: A part of Lot 54, Cinecue Park Addition, City of El Paso,
El Paso County, Texas
- Location: 8172 Lowd Ave.
- Existing Zoning: R-F (Ranch and Farm)
- Request: Rezone from R-F (Ranch and Farm) to R-2 (Residential)
- Existing Use: Vacant
- Proposed Use: Single-family dwelling
- Property Owner: Armando Urenda and Leticia Urenda
- Representative: Luis Urenda
- District: 7
- Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

8172 Lowd

City Plan Commission — July 3, 2025

REZONING



CASE NUMBER:	PZRZ25-00017
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Armando and Leticia Urenda
REPRESENTATIVE:	Luis Urenda
LOCATION:	8172 Lowd Ave. (District 7)
PROPERTY AREA:	0.38 acres
REQUEST:	Rezone from R-F (Ranch and Farm) to R-2 (Residential)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling.

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

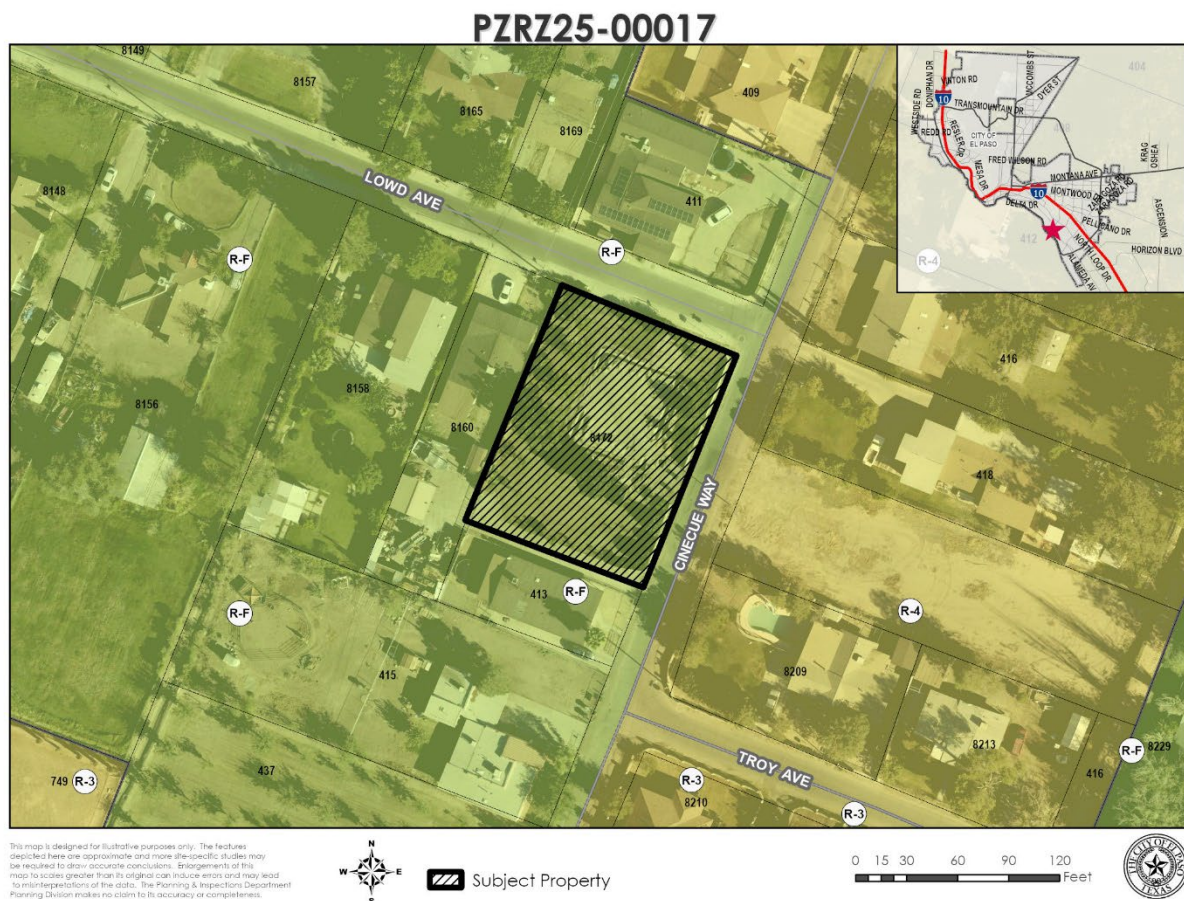


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2 (Residential) for the proposed use of a single-family dwelling. The 0.38-acre property is currently vacant. The conceptual site plan proposes a 3,680-square-foot single-family residence with access provided from Lowd Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed single-family dwelling and the requested R-2 (Residential) zoning are compatible with the existing character of the area. The surrounding properties include single-family dwellings zoned R-F (Ranch and Farm) to the north, west, and south, and single-family dwellings zoned R-4 (Residential) to the east. The nearest school, Thrive Academy Alternative School, is approximately 0.3 miles away, and the closest park, Shawver Park, is located about 1.0 mile from the subject property.

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>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-2 (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.</p>	<p>Yes. The proposed R-2 (Residential) zoning is compatible with the surrounding R-F (Ranch and Farm), R-3, and R-4 (Residential) districts and uses, which are developed with single-family dwellings.</p>
<p>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.</p>	<p>Yes. The subject property has access to Lowd Avenue, which is designated as a local street in the City's Major Thoroughfare Plan (MTP). It is also adjacent to Cinecue Way, another local street that connects to Yarbrough Drive, a major arterial. The classification of these roadways is appropriate to serve the proposed development.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may</p>	<p>The subject property is not located within historic districts nor any other special designation areas.</p>

be applicable. Any adopted small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been 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.	The subject property is currently vacant and undersized for the existing R-F (Ranch and Farm) zoning, which makes it unsuitable for development under its current designation. Rezoning to R-2 (Residential) will allow for appropriate development consistent with the surrounding single-family residential neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property is located at the intersection of Lowd Avenue and Cinecue Way. Access to the subject property will be provided from Lowd Avenue, which is designated as a local street in the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable to serve the proposed development. Two bus stops are located within walking distance (0.25 mile) of the property, with the nearest bus stop approximately 0.12 miles away along Yarbrough Drive.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Mission Valley Civic Association, Corridor 20 Civic Association, and Save the Valley 21, all of which were notified of the rezoning application by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the 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:

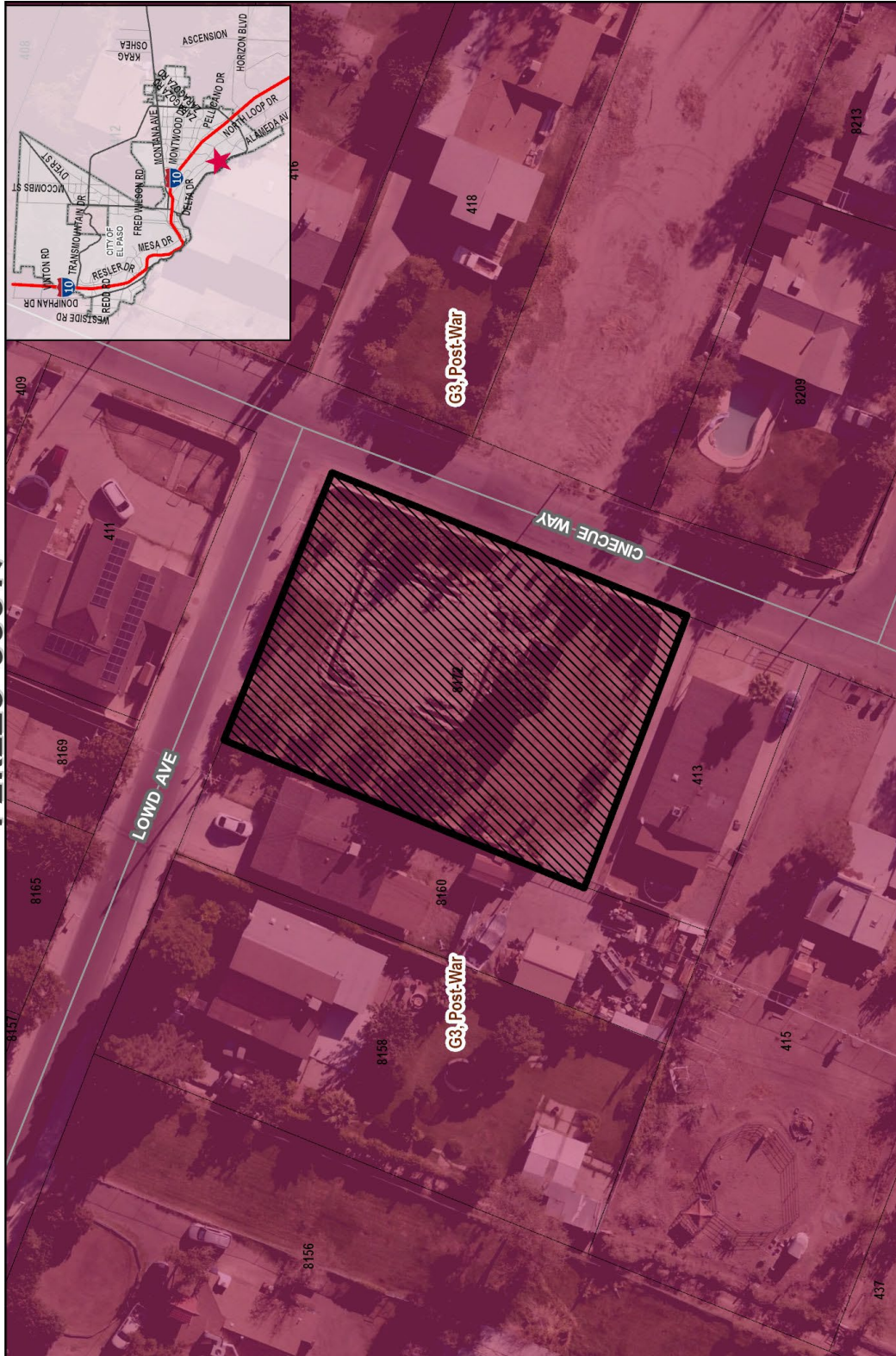
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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.
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

PZRZ25-00017



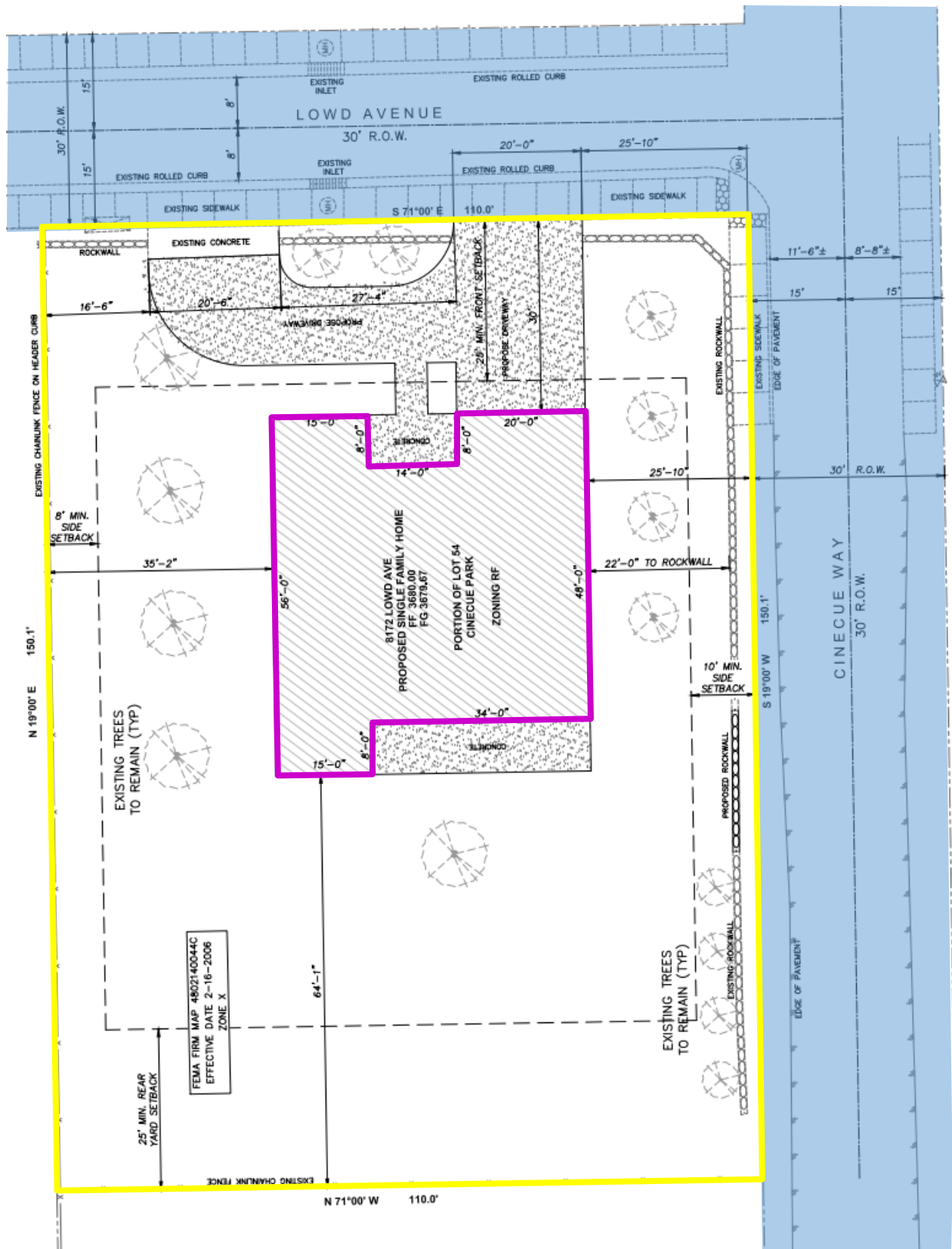
0 12.5 25 50 75 100 Feet



 Subject Property

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed 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.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request. The proposed zoning district is compatible with the residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G3 Post-War future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments provided.

Planning and Inspections Department – Land Development

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.

Note: Comments will be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department

No comments provided.

Environment Services

No comments provided.

Sun Metro

No comments provided.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objection. Install 5-foot sidewalk up to property line on Cinecua Way. No TIA is required.

Streets Lighting:

Does not object to this request.

Street Lights Department requires that all projects that involve a roadway are 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:

No comments provided.

El Paso Water

No comments provided.

Water

No comments provided.

Sanitary Sewer

No comments provided.

General

No comments provided.

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 Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Cinecue Way was not designed to take in any runoff and Lowd Ave. may have been designed to retain only the street runoff; this property may need to retain its developed runoff on site.

El Paso County 911 District

No comments or concerns regarding this zoning.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Texas Gas service has a service line at 8172 Lowd Ave.

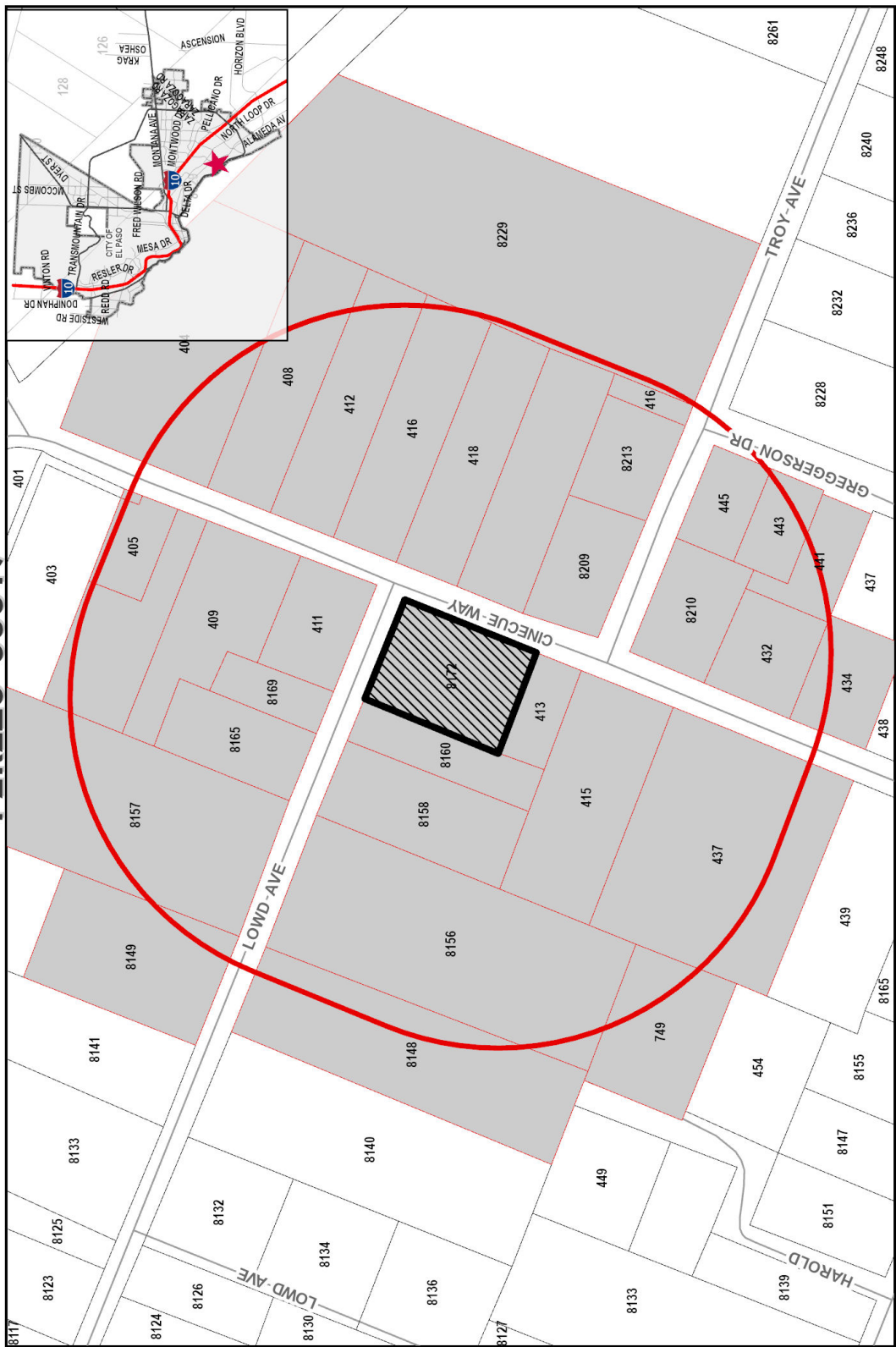
Disclaimer: Texas Gas Service does not allow permanent structures nor trees to be installed on top of TGS gas mains or service lines. If a conflict is anticipated, the developer, contractors or owner representative should contact TGS to relocate the gas main and/or service at the developer's expense.

El Paso Electric

No comments for 8172 Lowd Ave.

ATTACHMENT 4

PZRZ25-00017



Subject Property
300 Feet Notice Area
Notified Properties



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 are not permitted without the express written consent of the Planning Division. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Legislation Text

File #: BC-831, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

7. PZST24-00007: Tract 1B, A.F. Miller Survey No. 214, City of El Paso,
El Paso County, Texas
- Location: 6500 N. Mesa St.
- Zoning: C-1 (Commercial)
- Request: Special Permit and Detailed Site Development Plan
approval for governmental use, building in the C-1
(Commercial) zone district
- Existing Use: Governmental use, building (fire station)
- Proposed use: Governmental use, building (fire station)
- Property Owner: City of El Paso
- Representative: In*Situ Architecture
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1603,
SalloumAM@elpasotexas.gov

LEGAL DESCRIPTION	
A F MILLER SURV 214 ABST 3598 TR 1-B (0.664 AC)	
GEOGRAPHIC IDENTIFICATION NUMBER:	
X214999000A0300	
BUILDING HEIGHT:	(TABLE 504.3 IBC2021)
MAX ALLOWED B.S: 35'-0"	
ACTUAL 18' - 4" (TOP OF ROOF RIDGE)	
ALLOWABLE AREA:	(TABLE 506 IBC2021)
STORAGE S-2: 26,000 SF	
BUSSINES B: 23,000 SF	

PARKING REQUIREMENTS
TOTAL- OCCUPANTS 37
CALCS. BY SHIFT = 3 SHIFTS TOTAL
12 OCCUPANTS PER SHIFT = 12 PARKING SPACES REQUIRED
PROVIDED = 12 PRIVATE PARKING SPACES
4 PUBLIC PARKING SPACES
1 ADA PARKING SPACE
(1) BIKE RACK 3 SPACES
TOTAL = 17 PARKING SPACES

ZONING CODE - C-1
ZONING DISTRICT - 8

EXISTING LAND USE- GOVERNMENTAL FACILITY

PROPOSED USE- GOVERNMENTAL FACILITY

MINIMUM SETBACKS REQUIRED:

FRONT YARD - 0'-0"
REAR YARD -10'-0"
CUMULATIVE FRONT & REARYARD - N/A
SIDE YARD 10'-0" WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT
SIDE STREET - 10'-0"
MINIMUM HEIGHT 35' - 0"

MAY EXCEED BY AN ADDITIONAL
FOOT IF THE DISTRICT OF RECORD
REQUIREMENTS SPECIFY THAT
ALL ADJACENT VACANT LOTS FOR EACH FOOT
OF HEIGHT IN EXCESS OF 40'

AS PER C1 ZONING APPENDIX B
"TABLE OF DENSITY AND DIMENSIONAL STANDARDS"

6500 N. Mesa

City Plan Commission — July 3, 2025



CASE NUMBER: PZST24-00007
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: In*Situ Architecture
LOCATION: 6500 N. Mesa St. (District 8)
PROPERTY AREA: 0.66 acres
REQUEST: Special Permit and Detailed Site Development Plan approval for governmental use, building in the C-1 (Commercial) zone district
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of June 26, 2025

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district in accordance with the El Paso City Code Section 20.04.320 - Special Permit.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a governmental use, building in C-1 (Commercial) zone district. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-4 Suburban (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

PZST24-00007

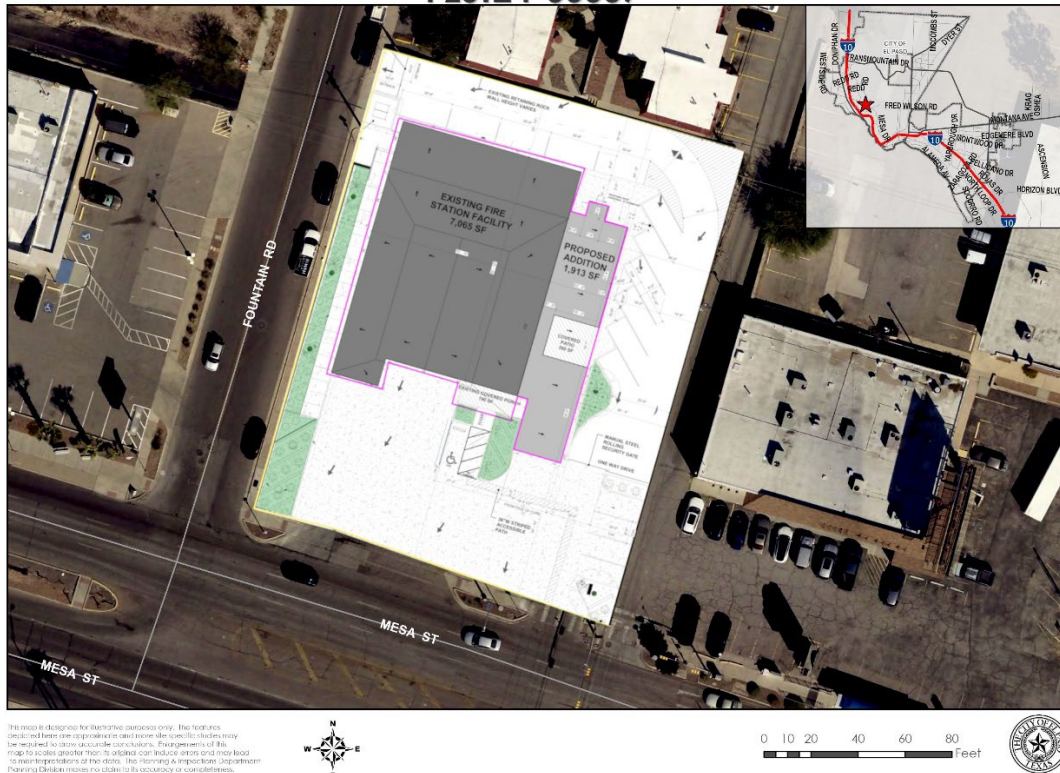


Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for an existing governmental use, building (fire station) in the C-1 (Commercial) zone district. The detailed site development plan shows a new 2,213 square-foot addition to the existing 7,065 square-foot fire station. The proposed development complies with all density and dimensional standards, including vehicular and bicycle spaces. Access to the subject property is provided from N. Mesa Street and Fountain Road.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. The detailed site development plan demonstrates compliance with all other applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with the recommendations of <i>Plan El Paso</i> and the G-4, Suburban (Walkable) Land Use designation. The proposed development will integrate with the surrounding development.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Mesa Street, a major arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for commercial business and traffic.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed redevelopment complies with required landscaping areas.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed redevelopment is compatible with less intensive non-residential uses and structures. The existing uses and building configurations are similar to other properties in the immediate area.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed redevelopment is similar in intensity and scale to surrounding development.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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 redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development.</p>
<p>Compatibility with Surroundings: The proposed use is compatible with those surrounding the site:</p> <p>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.</p>	<p>Yes. The fire station is permitted under governmental use, building via approval of a Special Permit and the use is consistent with nearby C-1 (Commercial) and C-3 (Commercial) zoning districts and uses in the neighborhood. The surrounding uses vary from apartment, other retail establishment, beauty salon, restaurant, and financial institution, and pawn shop.</p>
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed facility is not anticipated to pose any adverse effects on the community.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable, with no rezonings in the area within the last 10 years.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of governmental use, building, a special permit is required per city code.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property N. Mesa Street and Fountain Road, a street designated as a major arterial and local street, respectively, under the City of El Paso’s Major Thoroughfare Plan (MTP). Access is proposed from N. Mesa Street and Fountain Road. The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least ten (10) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.01 miles away along N. Mesa Street.

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

PUBLIC COMMENT: The subject property does not lie within any neighborhood associations. Notices were sent to property owners within 300 feet of the subject property on June 19, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan 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:

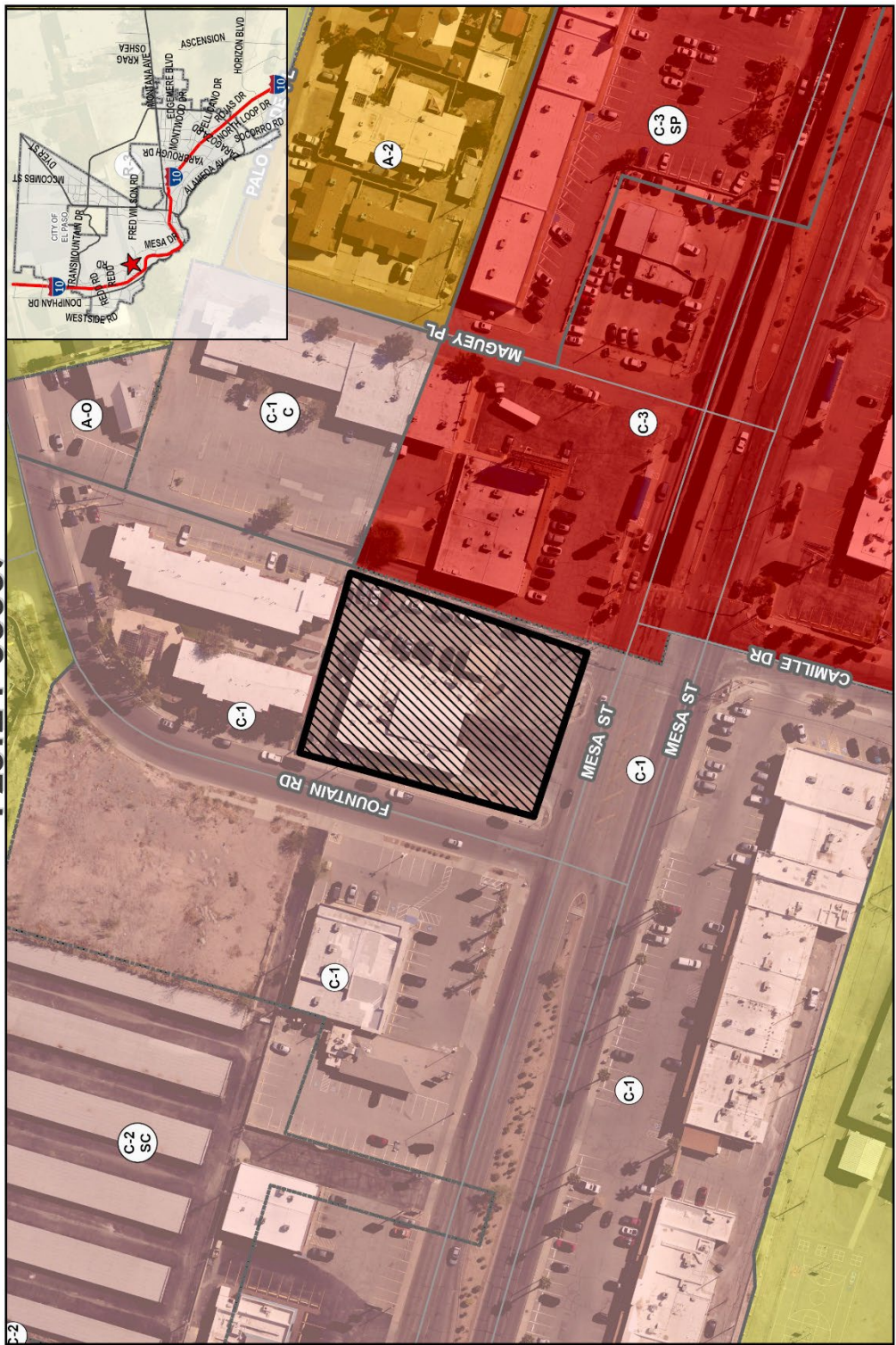
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit 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.
3. **Recommend Denial** of the special permit 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. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZST24-00007



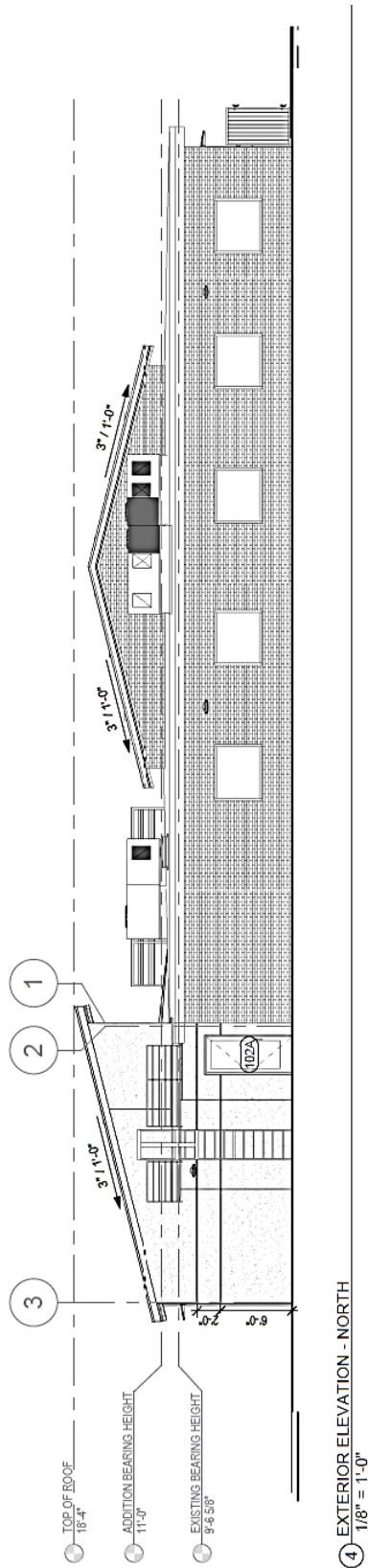
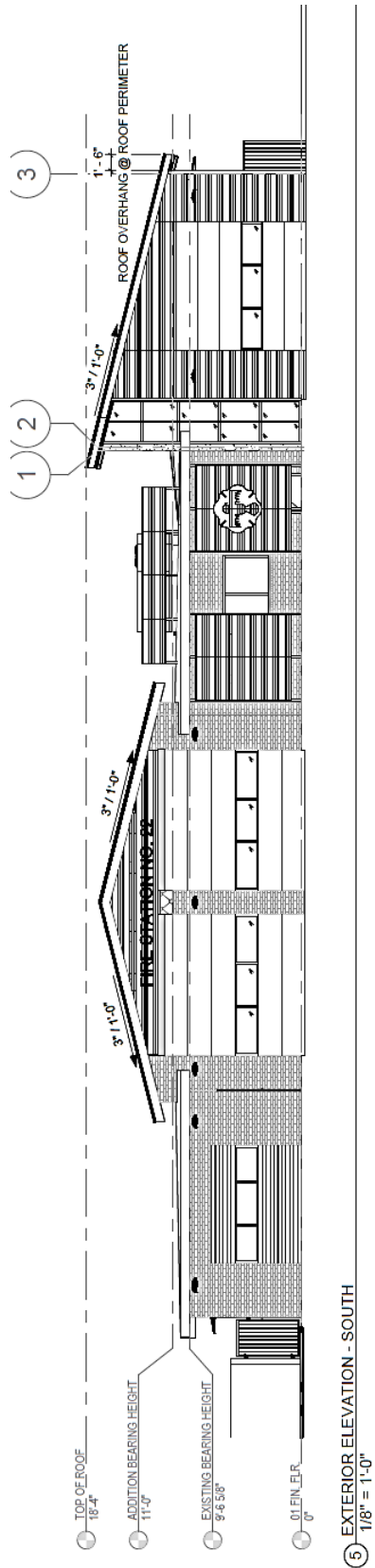
Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific locations may be determined by a more detailed map. The Planning & Inspections Department makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department – Planning Division

Staff recommends approval of the special permit and detailed site development plan per Section 20.04.320 – Special Permit, and Section 20.04.150 – Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to special permit.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections to application.

Street Lights Department

Do not object to this request.

Street Lights Department requires that all projects 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. The applicant is responsible for any relocations or adjustments of a street light.

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

Recommend Approval.

If any and all construction require a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

El Paso Water

Do not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.

There is an existing 24-inch water transmission main that extends along Mesa St. 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 water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east 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.

Previous water pressure reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (gpm). 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 8-inch diameter sanitary sewer main that extends along Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.

General:

Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. right-of-way requires written permission from TxDOT.

EPWater-PSB 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:

No objections to this proposal.

Recommend using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

Texas Department of Transportation

Submit landscaping, grading, drainage, and traffic control plans to TXDOT for review and approval.

Note: the comments will be addressed at the permitting stage.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric Company

We have no comments for 6500 N. Mesa Street.

Texas Gas Service

Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

Note: the comments will be addressed at the permitting stage.

911 District

The 911 District has no comments/concerns regarding this request.



Legislation Text

File #: BC-832, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

8. PZST24-00018: Lots 28, 29, 30 and 31, Block 23, Second Revised
Map of Sunset Heights, City of El Paso, El Paso County,
Texas
Location: 506 Randolph Dr.
Existing Zoning: A-4/sc/H (Apartment/special contract/Historic)
Request: Special Permit and Detailed Site Development Plan
approval to allow for infill development
Existing Use: Vacant
Proposed Use: Apartment (five or more units)
Property Owner: Highland Development and Construction Group, LLC
Representative: Enrique Escobedo, AIA
District: 8
Staff Contact: Blanca Perez, (915) 212-1561,
PerezBM@elpasotexas.gov

506 Randolph

City Plan Commission — July 3, 2025



CASE NUMBER:	PZST24-00018
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Highland Development and Construction Group, LLC
REPRESENTATIVE:	Enrique Escobedo, AIA
LOCATION:	506 Randolph Drive (District 8)
PROPERTY AREA:	0.30 acres
EXISTING ZONING:	A-4/sc/H (Apartment/special contract/Historic)
REQUEST:	Special Permit and Detailed Site Development Plan approval to allow for an Infill Development with reductions to rear and side street setbacks.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of June 26, 2025.

SUMMARY OF REQUEST: The applicant is requesting a Special Permit and Detailed Site Development Plan approval for an Infill Development with reductions to rear and side street setbacks for a proposed use of apartment (five or more units) in an A-4/sc/H (Apartment/special contract/Historic) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the Special Permit for Infill Development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.

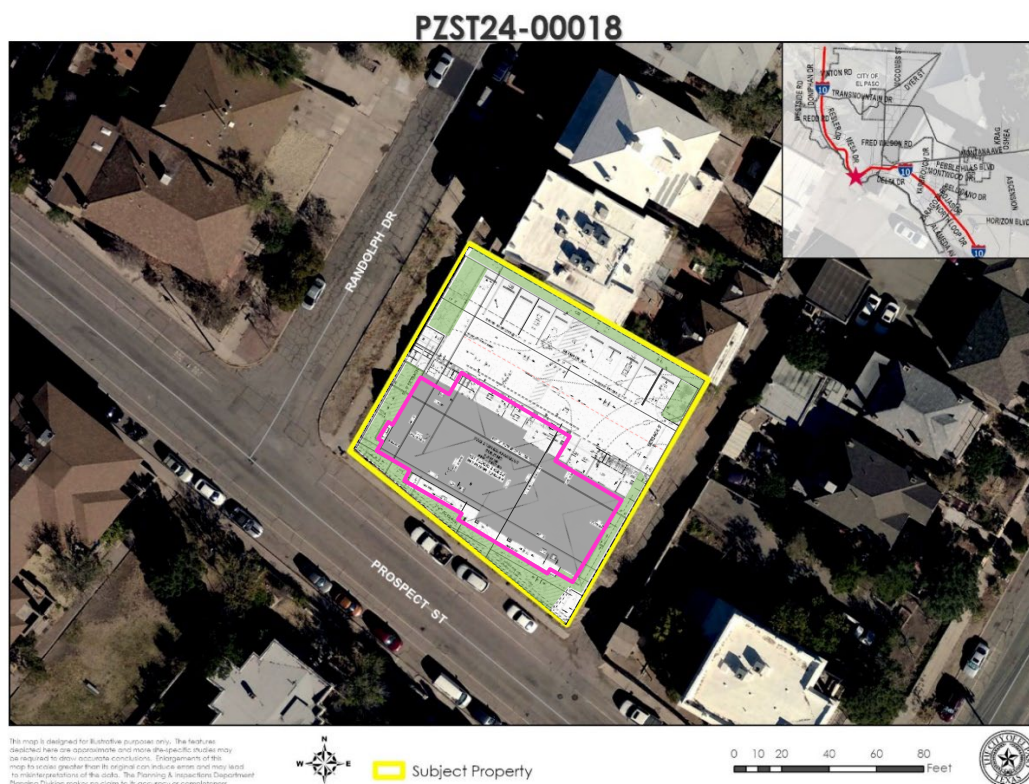


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting review and approval of a Special Permit and Detailed Site Development Plan for Infill Development within the A-4/sc/H (Apartment/special contract/Historic) zone district. The request includes reductions to the required lot area, rear yard and side street yard setbacks, and parking requirements for a proposed apartment development. The subject property is currently vacant. The Detailed Site Development Plan illustrates a proposed two-story building with a maximum height of twenty-six feet six inches (26'-6"), containing eleven (11) one-bedroom units totaling 6,334 square feet of gross floor area. The applicant seeks approval of the following reductions:

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.

In addition to the request above, the applicant qualifies for a parking reduction under the Infill Development provisions, which allow for an automatic 50% reduction in the minimum required parking. A total of seventeen (17) parking spaces are required, and the applicant is proposing to provide ten (10) parking spaces, along with three (3) bicycle parking spaces. Pedestrian access to the property will be from Randolph Drive, with vehicular access provided through an alleyway connecting Prospect Avenue and Yandell Drive.

PREVIOUS CASE HISTORY: Ordinance No. 97930 (Attachment 5), dated June 1, 1972, released the conditions imposed by Ordinance No. 3574 (Attachment 5), dated July 21, 1966, in paragraphs 1, 3, and 4. The only condition that remains in effect is paragraph 2, which states:

2. The alley abutting this property shall be paved before construction starts.

Note: Condition is satisfied.

COMPLIANCE WITH SPECIAL PERMIT FOR INFILL DEVELOPMENT STANDARDS (EL PASO CITY CODE SECTION 20.10.280)	
Criteria	Does the Request Comply?
Location Criteria: An infill development may be located on any parcel of land which meets at least one of the location criteria.	Yes. The subject property is a vacant lot part of the Sunset Heights Historic District, which was annexed prior to 1955. This satisfied Mandatory Requirement 20.10.280.B.3 of El Paso City Code.
Mandatory Design Requirement 1.1: Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with Section 21.50.070.F5.	Yes. The subject property provides access through an alleyway, and parking is located along the side of the property. The parking area will be screened with landscaping along Randolph Drive to ensure compliance with this requirement.
Mandatory Design Requirement 1.2: Buildings shall be placed on the parcels such that the principal orientation is toward the main street and the principal entrance is from the sidewalk.	Yes. The proposed development will be oriented toward Randolph Drive, with pedestrian access provided along that street. The main entrance to the building will be directly accessible from the adjacent sidewalk.
Mandatory Design Requirement 1.3: For proposals abutting existing residential development the front	Yes. The properties along this block have an average front setback of nine feet, two inches (9'-2"). The

setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%.	proposed front setback of seven feet, nine inches (7'-9") falls within the allowable 15% deviation from this average.
Selective Design Requirement 2.5: The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width.	Yes. The proposed development's total width of the primary structure is greater to 80% of the total lot width along the main street subtracting the vehicular access driveway from the total lot width.
Selective Design Requirement 2.6: The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso.	Yes. The proposed development complies with the architectural component requirement as defined in the Community Design Manual of <i>Plan El Paso</i> . The two-story structure will be constructed in a Craftsman and Prairie Style, feature.
Selective Design Requirement 2.10: For projects in residential districts, the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.	Yes. The subject property has remained vacant and underdeveloped for over 15 years, not reaching the maximum allowable density for its zoning district.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes. Aside from the reductions requested, the detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes. The request complies with recommendations of <i>Plan El Paso</i> and the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with existing buildings and uses, while permitting access through the front and rear.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes. The subject property fronts Randolph Drive, a local street, as classified on the City of El Paso's Major Thoroughfare Plan (MTP). No reviewing departments had adverse comments, and the existing infrastructure is deemed appropriate to support the proposed use.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes. No impact is anticipated from the approval of the proposed special permit and detailed site development plan. Per the City Departments' review comments, the proposed development will not impose a risk to neighboring properties.
5. The design of the proposed development mitigates substantial environmental problems.	Yes. Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes. The proposed development will be complying with landscaping standards and it will screen the parking area from the street and neighboring properties.
7. The proposed development is compatible with adjacent structures and uses.	Yes. The proposed use and building design are compatible with the surrounding properties and its uses. The structure's scale, architectural style, and placement complement the character of the adjacent

	historic residential buildings, maintaining neighborhood consistency.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes. The proposed development is similar in intensity and scale to surrounding development and is not socioeconomically or physically detrimental to neighboring properties.

COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, 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-2, Traditional Neighborhood: This sector includes the remainder of Central El Paso as it existing through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in the Comprehensive Plan.</p>	<p>Yes. The proposed development meets the intent of the G-2, Traditional Neighborhood (Walkable) Future Land Use designation. The proposed development will integrate with nearby single-family and multifamily dwellings, and it will incorporate pedestrian access through Randolph Drive and proposed vehicular access through the alleyway.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-4 (Apartment) District: The purpose of these districts is to promote and preserve a diversity of residential dwelling types at the highest densities within the city and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.</p>	<p>Yes. The subject property is zoned A-4/sc/h (Apartment/special contract/historic) and is located in an area with a mix of housing types, including single-family and multifamily dwellings within the A-2/h (Apartment/historic) district. The proposed apartment development will complement existing residential uses and contribute to the area's residential density.</p>

THE PROPOSED PROJECT'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.	The proposed development is located within the Sunset Heights Historic District and has received approval from the Historic Landmark Commission.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the request.	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 greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable, with no recent rezoning in the area 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.	The existing lot dimensions and parking do not fully meet A-4 (Apartment) zoning requirements, necessitating the requested reductions.
---	--

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Randolph Drive, which is classified as a local street in the City of El Paso’s Major Thoroughfare Plan (MTP) and is suitable for the proposed development. Pedestrian access is available via an existing five-foot (5’) sidewalk along Randolph Drive, while vehicular access will be provided through a rear alley connecting Prospect Avenue and Yandell Drive. The applicant will be responsible for any necessary alleyway improvements to support parking and site access. Public transit is readily accessible, with eight (8) bus stops within a five-minute walking distance (0.25 mile), the nearest being approximately 0.08 miles away at the northwest corner of Prospect Avenue and Los Angeles Drive.

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

PUBLIC COMMENT: The subject property lies within El Paso Central Business Association, Sunset Heights Neighborhood Improvement Association, and Sunrise Civic Group all of which were notified of the special permit application by the applicant. Notices were sent to property owners within 300 feet of the subject property on June 20, 2025. As of June 26, 2025, the Planning Division has not received any communication in support or opposition of the special permit 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:

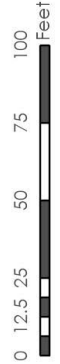
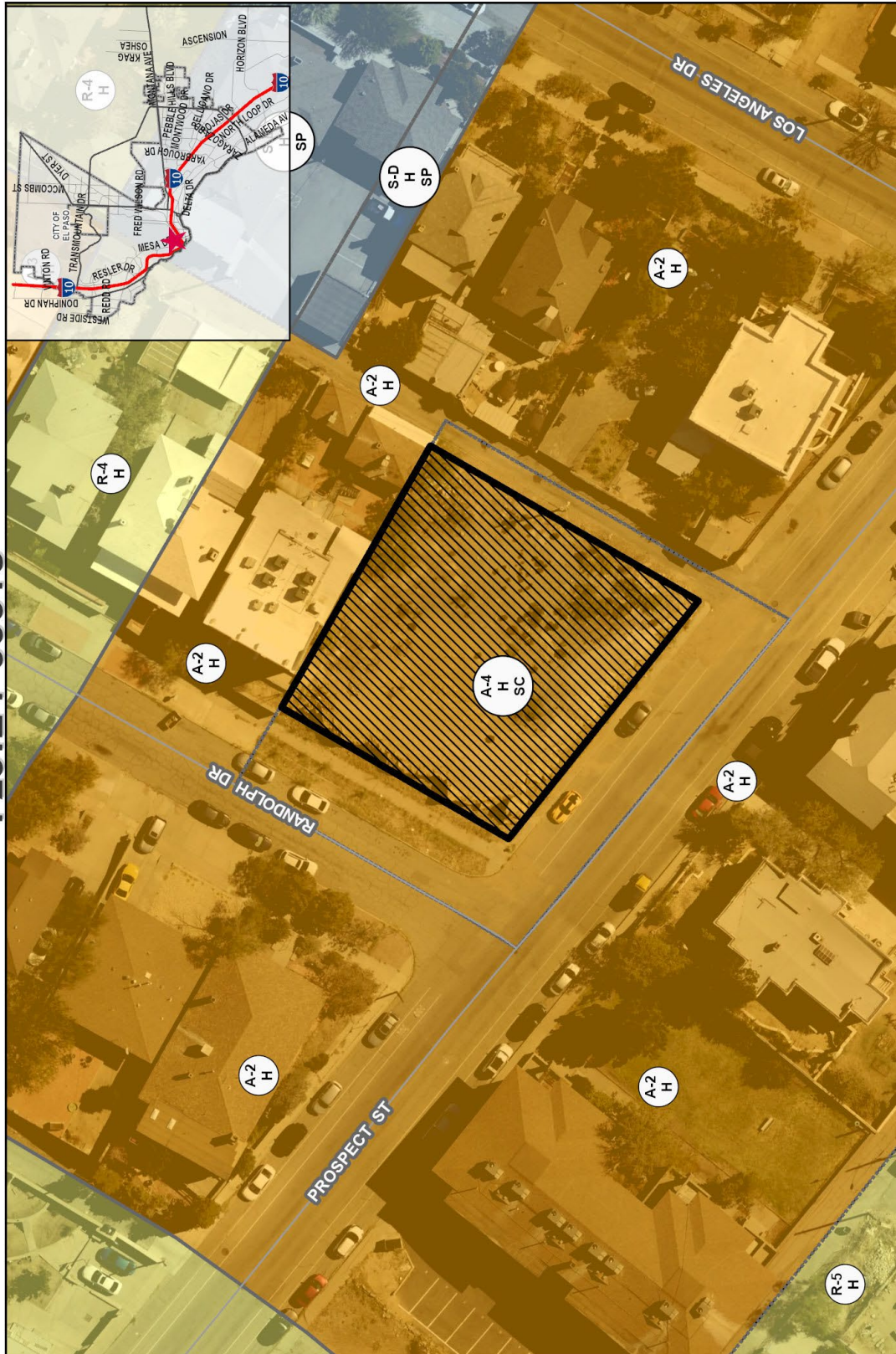
1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit 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.
3. **Recommend Denial** of the special permit 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. Zoning Map
2. Detailed Site Development Plan
3. Detailed Site Development Plan (Enlarged)
4. Elevations
5. Ordinance No. 97930 and 3574
6. Department Comments
7. Neighborhood Notification Boundary Map

ATTACHMENT 1

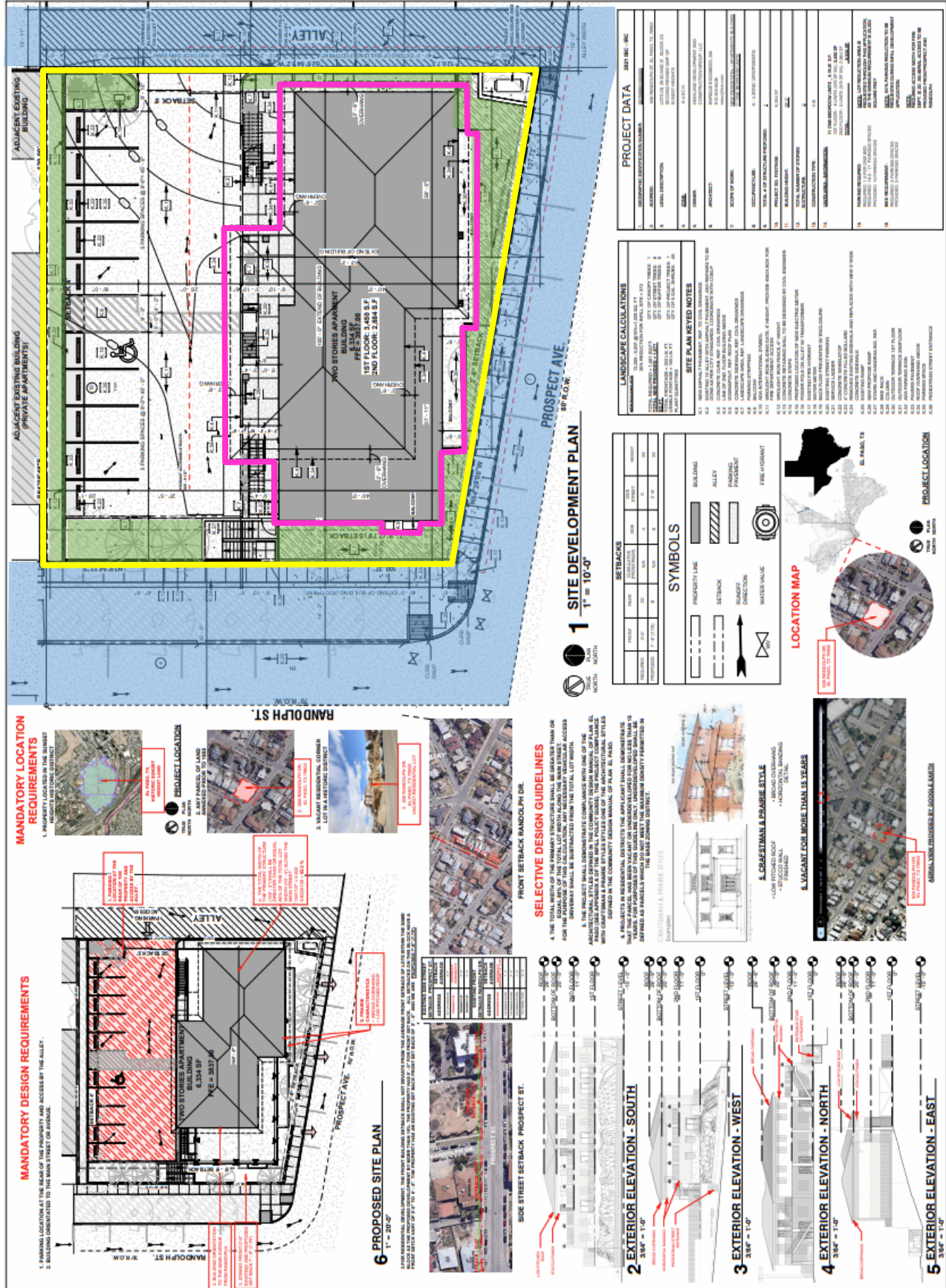
PZST24-00018



Subject Property

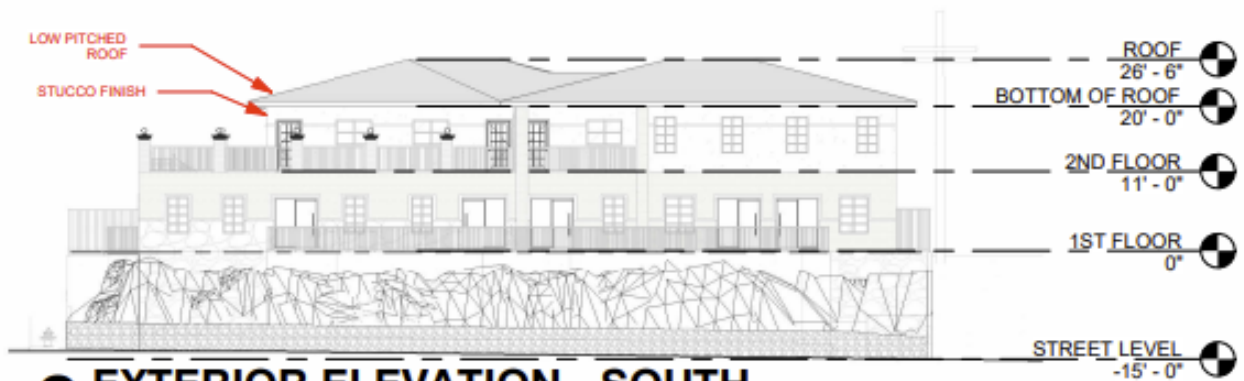
This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning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

ATTACHMENT 2



[illegible]

ATTACHMENT 4



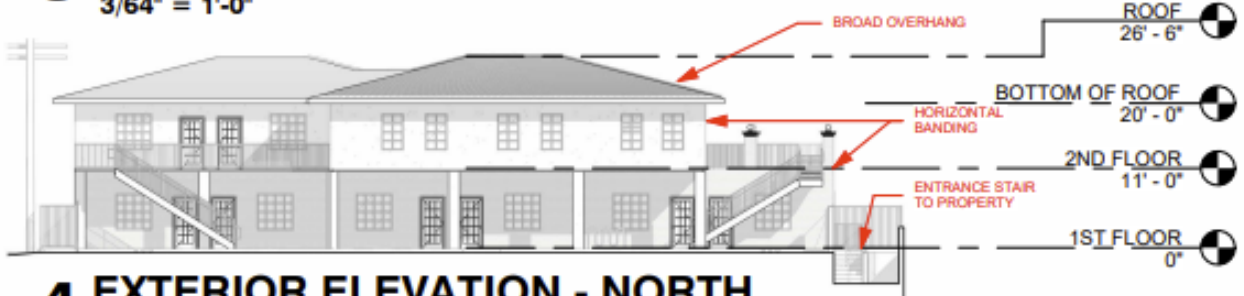
2 EXTERIOR ELEVATION - SOUTH

3/64" = 1'-0"



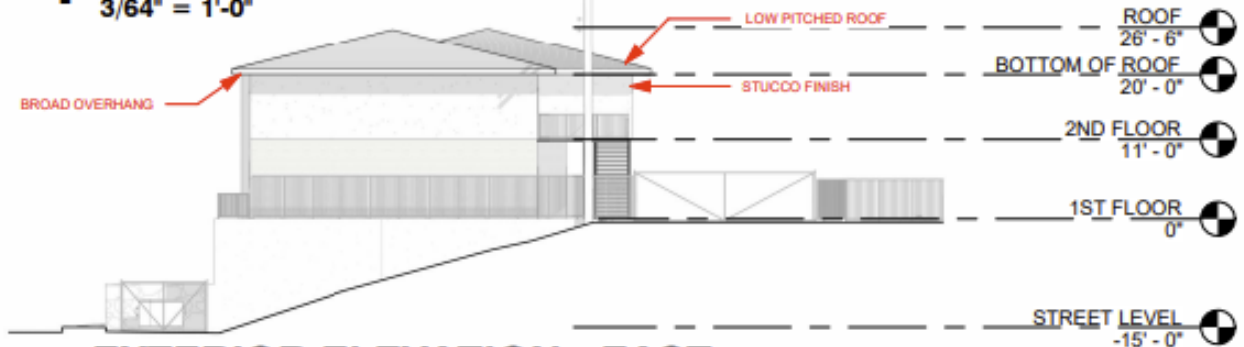
3 EXTERIOR ELEVATION - WEST

3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH

3/64" = 1'-0"



5 EXTERIOR ELEVATION - EAST

3/64" = 1'-0"

ATTACHMENT 5

97930

PARTIAL RELEASE

THE STATE OF TEXAS)
COUNTY OF EL PASO)

KNOW ALL MEN BY THESE PRESENTS:

Whereas, by contract dated July 21, 1966 between the City of El Paso, Felipe Hernandez and Gaspar Cordero, recorded in Book 131, Page 614 of the Deed Records of El Paso County, Texas, certain restrictions, conditions and covenants were placed on Lots 28 through 31, Block 23 of the Sunset Heights Addition in the City of El Paso, El Paso County, Texas, to which contract reference is hereby made for the terms and conditions thereof; and

Whereas, the City of El Paso has determined that certain provisions in the contract are no longer necessary and should be released;

NOW THEREFORE, the City of El Paso has released and by these presents hereby releases the restrictions, conditions and covenants contained in paragraphs numbered (1), (3) and (4) of the above contract. This is, however, a partial release only and the restriction, condition and covenant contained in paragraph (2) of said contract which reads as follows:

" (2) The alley abutting this property shall be paved before
construction starts "

shall remain in full force and effect.

Witness the following signature and seal, this 1st day of June

1972:

THE CITY OF EL PASO

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

394 0141

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally
appeared BERT WILLIAMS, Mayor of the City of El Paso, known to me to
be the person and officer whose name is subscribed to the foregoing instrument,
and acknowledged before me in my county aforesaid that he had executed the
same for the purposes and consideration and in the capacity therein expressed,
and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day
of June, 1972.



L. Alicia Vidal
Notary Public, El Paso County, Texas
L. ALICIA VIDAL, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1973

904 0149

151-250

97930

FILED FOR RECORD
IN MY OFFICE

Par Rel

1972 JUN 2 AM 10 19

COUNTY CLERK
EL PASO COUNTY, TEXAS

Sunset Heights

Lila E. Howell

Sub 28 - 31 BK 23

STATE OF TEXAS COUNTY OF EL PASO
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of El Paso County, Texas, as stamped hereon by me.

JUN 2 1972



J. W. Fields

COUNTY CLERK, El Paso County, Texas

394 0143

3574

AN ORDINANCE CHANGING THE
ZONING OF LOTS 28 THROUGH
31, BLOCK 23, SUNSET HEIGHTS,
THE PENALTY BEING AS PRO-
VIDED IN SECTION 25-10 OF THE
EL PASO CITY CODE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights,
be changed to A-4 within the meaning of the Zoning Ordinance, and the
zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st day of July,
1966.

J. Williams
Mayor

ATTEST:

R. H. Gabel
City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS

HAVE BEEN REVISED:

7-26-66 COUNTER

7-26-66 ORIGINAL

7-26-66 WORKING

7-26-66 CONTROL

Freddy Lang

I certify that the zoning map has been revised to
reflect the amendment of ordinance 3574
By *David Davis* Date 7-26-66

Sheet 6
WASA-2

3574

AN ORDINANCE CHANGING THE
ZONING OF LOTS 28 THROUGH
31, BLOCK 23, SUNSET HEIGHTS,
THE PENALTY BEING AS PRO-
VIDED IN SECTION 25-10 OF THE
EL PASO CITY CODE.

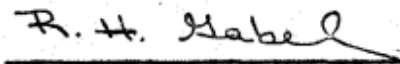
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 28 through 31, Block 23, Sunset Heights,
be changed to A-4 within the meaning of the Zoning Ordinance, and the
zoning map of the City be revised accordingly.

PASSED AND APPROVED this 21st day of July,
1966.


Mayer

ATTEST:


City Clerk

122-3757

Ordinance 3574
7-21-66

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Felipe Hernandez and Gaspar Cordero placing certain restrictions on land removed by Ordinance No. 3574.

ADOPTED this 21st day of July, 1966.

John Williams
Mayor

ATTEST:

R. H. Habel
City Clerk

By Resolution dated 6-1-72
Paragraphs 1, 3 + 4 released.
Release filed in Resolution file.
H. W. M.

CONTRACT

This contract, made this 21 day of July, 1966,
by and between Felipe Hernandez and Gaspar Cordero, First Parties, and
the City of El Paso, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of
the following described property:

Lots 28 through 31 in Block 23 of the
Sunset Heights Addition to the City of
El Paso, Texas.



In order to remove certain objections to such rezoning, First Parties covenant that if said property is rezoned to A-4, the property will be subject to the following restrictions:

- (1) The number of units to be built on this property shall be limited to twelve.
- (2) The alley abutting this property shall be paved before construction starts.
- (3) The height of any building on this property shall be limited to two stories.
- (4) Twelve parking spaces for use of the occupants of the property will be provided, wholly on the property itself and along Prospect Avenue at street level; and in addition thereto six parking spaces for use of occupants of the property will be provided, wholly on the property itself, in the rear of the building and accessible from the alley.

This contract constitutes restrictions, conditions and covenants running with the land, and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any further conveyance of the land shall embody this contract by express reference.

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of said City may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

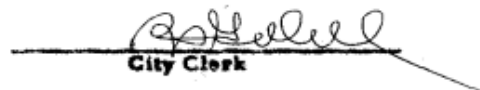
Witness the following signatures and seal:


Felipe Hernandez

Casper Cordero

THE CITY OF EL PASO

by 
MAYOR

ATTEST:


City Clerk

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared FELIPE HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County,
Texas.

In and for the County of El Paso, Texas
My Commission Expires June 1, 1967.

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared GASPAR CORDERO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 19th day of July, 1966.

Ruth Duckwall
Notary Public in and for El Paso County,
Texas.

RUTH DUCKWALL, Notary Public
In and for the County of El Paso, Texas
My Commission Expires June 1, 1967

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared JUDSON F. WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 21st day of July, 1966.

William L. Rieger, Jr.
Notary Public in and for El Paso County,
Texas.

WILLIAM L. RIEGER, JR., NOTARY PUBLIC
in and for the County of El Paso, Texas
My Commission Expires June 1, 1967

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends approval of the special permit for infill development, including reductions to lot size, rear and side street setbacks, and parking requirements within the A-4/sc/H (Apartment/special contract/Historic) zoning district. The proposal meets all the requirements of El Paso City Code Sections 20.04.320 – Special Permit, 20.04.150 – Detailed Site Development Plan, and 20.10.280 – Infill Development. Additionally, the proposed development is consistent with Plan El Paso, the City's adopted Comprehensive Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

Due to the topographical conditions of the property, access to the building can remain as is. But, the stairs from the sidewalk on Randolph Ave. must be removed. They have the option of providing a letter from a Registered Accessibility Specialist justifying their proposed design.

Note: The applicant has provided a RAS letter supporting the proposed design. According to Texas Accessibility Standards (TAS) Section 206.2.1 (Exceptions), an accessible route is not required between site arrival points and the building entrance if the only means of access is a vehicular route without pedestrian access. Letter to be provided at permitting stage.

Planning and Inspections Department – Land Development

No objections to the proposed detailed site plan.

Fire Department

No adverse comments. However, designer to check with Fire Marshal's office for aerial access requirements/recommendations.

Police Department

No comments provided.

Environment Services

No comments provided.

Streets and Maintenance Department

Parking study is needed as parking requirements are not met.

Note: Per Infill Development, the minimum parking requirements shall be automatically reduced by fifty percent for any use.

Sun Metro

No comments provided.

El Paso Water

Does not object to this request.

EPWU-PSB Comments

There is an existing 6-inch diameter water main extending along Randolph Drive, located approximately 14-feet north of the property. This main is available for service.

There is an existing 6-inch diameter water main extending along Prospect Street, located approximately 9-feet west of the property. This main is available for service.

Previous water pressure from fire hydrant #1998, located at the northeast corner of Prospect Street and Randolph Drive, has yielded a static pressure of 50 psi, a residual pressure of 36 psi, and a discharge of 1,277 gallons per minute.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main extending along the alley south of the property, located between Los Angeles Drive and Randolph Drive. This main is available for service.

General

EPWater requires a new service application to provide additional services 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 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.

Texas Department of Transportation

No comments provided.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Does not have any comments.

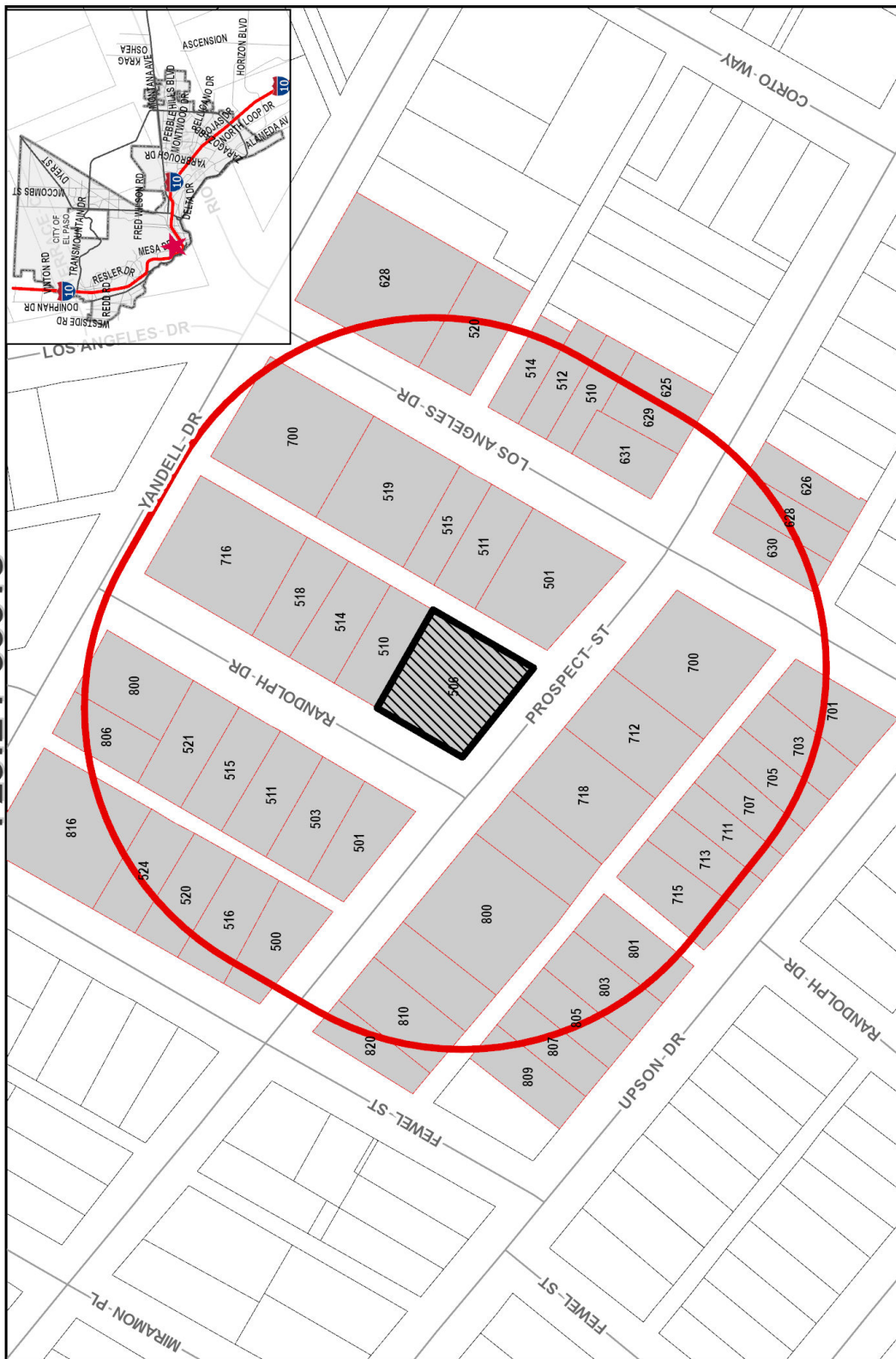
El Paso Electric

Please note the existing electrical lines along the property. The building plans will need to be outside of our existing electrical easement. We have attached a copy of our ROW Guidelines for the customer's review. For line relocation or questions, please contact our Engineering department (915) 351-4224.

Note: Proposed development will not be encroaching on any easements.

ATTACHMENT 7

PZST24-00018



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific details may vary. The map is not to be used for legal purposes and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



06/18/2025

Date: 06/18/2025

Revised: --

Project No. 02

Drawn By: Author

Checked By: Checker

File Name:

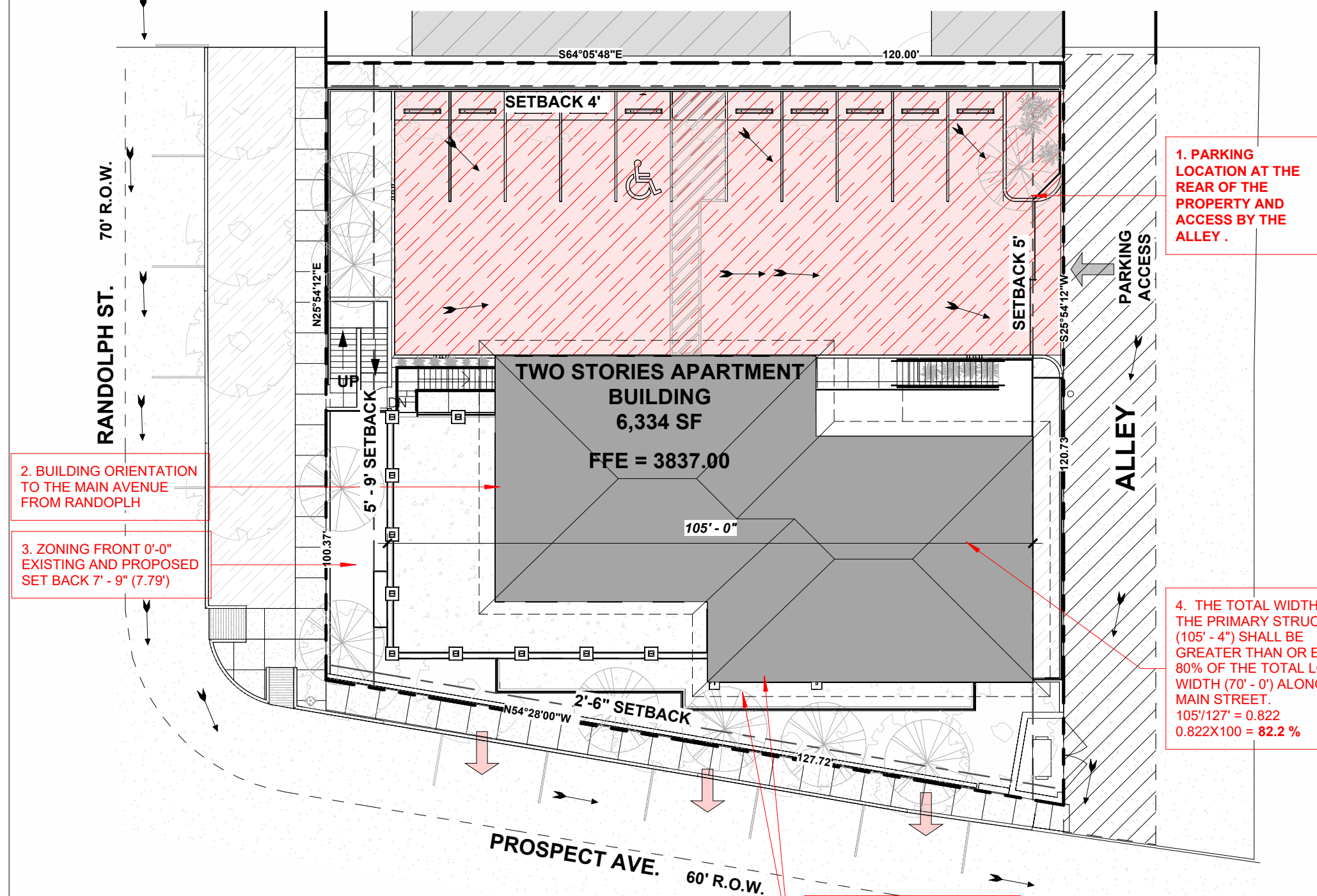
Sheet Title:
INFILL DETAILED SITE
DEVELOPMENT

Sheet No.

AS1.2

MANDATORY DESIGN REQUIREMENTS

1. PARKING LOCATION AT THE REAR OF THE PROPERTY AND ACCESS BY THE ALLEY .
2. BUILDING ORIENTATED TO THE MAIN STREET OR AVENUE.



6 PROPOSED SITE PLAN

1" = 20'-0"

3. FOR RESIDENTIAL DEVELOPMENT, THE FRONT BUILDING SETBACK SHALL NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS WITHIN THE SAME BLOCK AS THE PROPOSED DEVELOPMENT BY MORE THAN 15%. THE PROPERTY HAS 0'-0" FOR FRONT SET BACK. ALL SETBACKS ON THIS BLOCK HAVE A FRONT SETCK VARY OF 0'-0" TO 6'-0". AND WE ARE PROPOSED 7'-9" (7.79').



SIDE STREET SETBACK PROSPECT ST.

EXISTING SIDE STREET SETBACK PROSPECT ST.	SETBACK AVERAGE
501 LOS ANGELES	EXISTING 5'-0" PROPOSED 7'-4"
PROSPECT ST.	0'-0"
EXISTING FRONT SETBACK RANDOLPH DR.	SETBACK AVERAGE
506 RANDOLPH DR.	EXISTING 5'-0" PROPOSED 7'-9" (7.79')
514 RANDOLPH DR.	7'-0"
514 RANDOLPH DR.	6'-0"
514 RANDOLPH DR.	7'-0"
716 RANDOLPH DR.	14'-0"



FRONT SETBACK RANDOLPH DR.

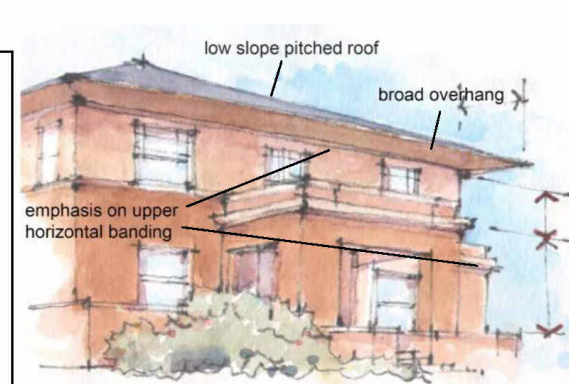
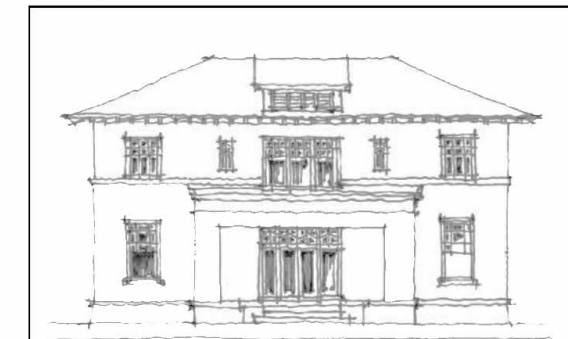
SELECTIVE DESIGN GUIDELINES

4. THE TOTAL WIDTH OF THE PRIMARY STRUCTURE SHALL BE GREATER THAN OR EQUAL 80% OF THE TOTAL LOT WIDTH ALONG THE MAIN STREET. FOR THE PURPOSE OF THIS CALCULATION, ANY NECESSARY VEHICULAR ACCESS DRIVEWAY SHALL BE SUBTRACTED FROM THE TOTAL LOT WIDTH.
5. THE PROJECT SHALL DEMONSTRATE COMPLIANCE WITH ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO (SEE APPENDIX A OF THE INFILL POLICY GUIDE), THE PROJECT COMPLIANCE WITH CRAFTSMAN & PRAIRIE STYLES ONE OF THE ARCHITECTURAL STYLES DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO.

6. PROJECTS IN RESIDENTIAL DISTRICTS THE APPLICANT SHALL DEMONSTRATE THAT THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YEARS. FOR PURPOSES OF THIS GUIDELINE ONLY, UNDERDEVELOPED SHALL BE DEFINED AS PARCELS WHICH DO NOT MEET THE MAXIMUM DENSITY PERMITTED IN THE BASE ZONING DISTRICT.

CRAFTSMAN & PRAIRIE STYLES

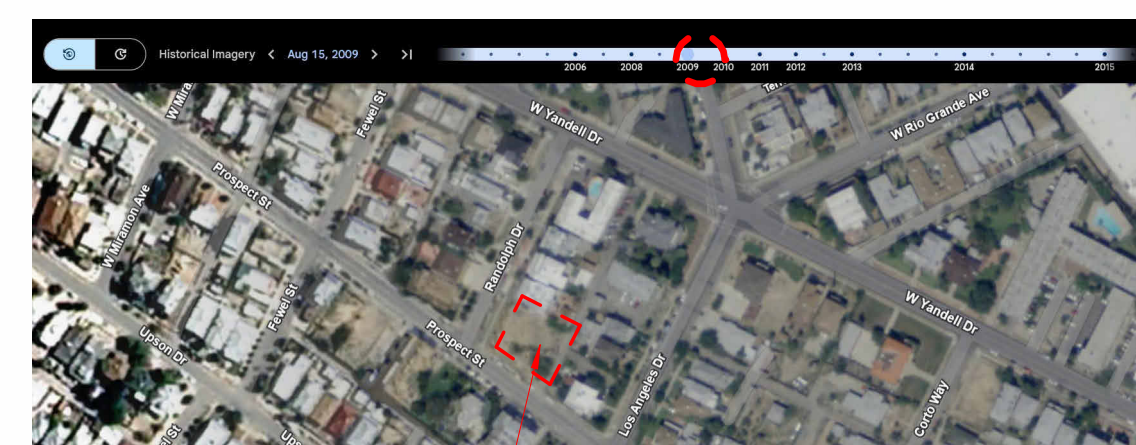
Examples:



5. CRAFTSMAN & PRAIRIE STYLE

- LOW PITCHED ROOF
- STUCCO WALL FINISHED
- BROAD OVERHANG
- HORIZONTAL BANDING DETAIL

6. VACANT FOR MORE THAN 15 YEARS



506 RANDOLPH DR. EL PASO, TX 79902

AERIAL VIEW PROVIDED BY GOOGLE EARTH

MANDATORY LOCATION REQUIREMENTS

1. PROPERTY LOCATED IN THE SUNSET HEIGHTS HISTORIC DISTRICT



EL PASO, TX, HISTORIC SUNSET HEIGHT LAND



2. 506 RANDOLPH DR. EL PASO, TX 79902



3. 506 RANDOLPH DR. EL PASO, TX 79902



3. 506 RANDOLPH DR. EL PASO, TX 79902

VACANT RESIDENTIAL LOT

RANDOLPH ST.

70' R.O.W.

TRUE NORTH

PLAN NORTH

1

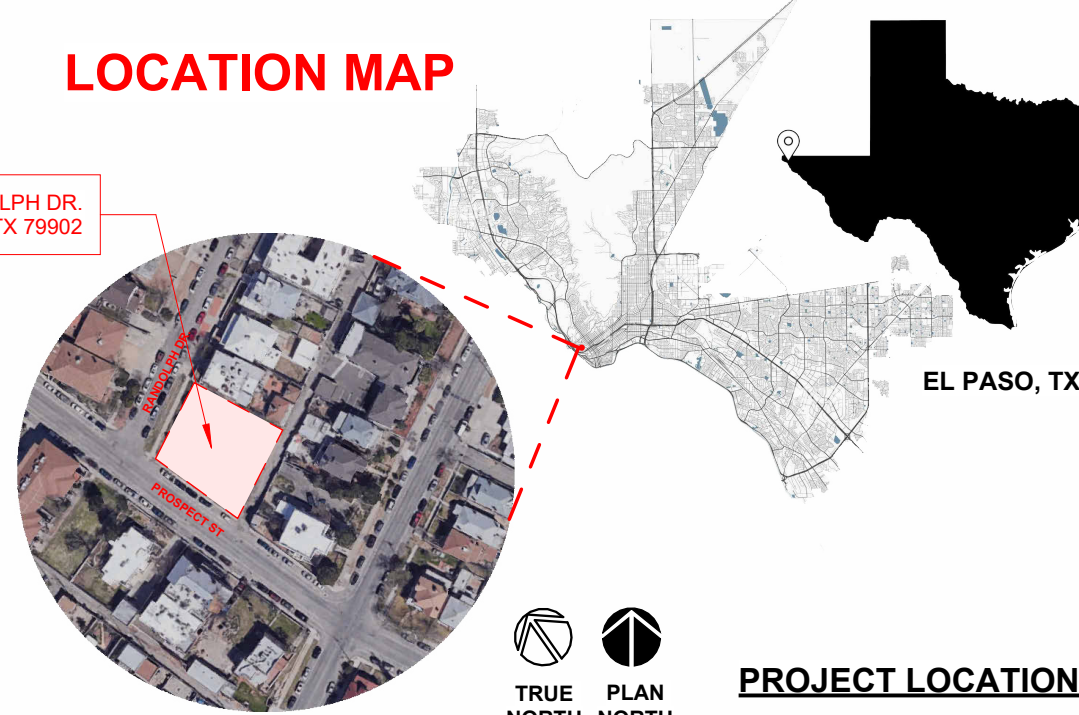
SITE DEVELOPMENT PLAN

1" = 10'-0"

SETBACKS					
	FRONT	REAR	CUMULATIVE (FRONT/REAR)	SIDE	HEIGHT
REQUIRED	0'-0"	20'	N/A	4'	5'
PROPOSED	7'-9" (7.79')	5'	N/A	4'	2'-6"

SYMBOLS					
	PROPERTY LINE		BUILDING		ALLEY
	SETBACK		PARKING PAVEMENT		FIRE HYDRANT
	RUNOFF DIRECTION		WATER VALVE		

LOCATION MAP



TRUE NORTH

PLAN NORTH

PROJECT LOCATION

LANDSCAPE CALCULATIONS	
NEW BUILDING SITE	13,265 - 5,007 @ 15% = 1,239 SQ. FT
30% REDUCTION FOR INFILL SITE = 372	
TOTAL REQUIRED = 1,461 SQ. FT.	QTY. OF CANOPY TREES: 1
TOTAL NEW PROVIDED = 1,872	QTY. OF STREET TREES: 8
SOIL	QTY. OF BUFFER TREES: 8
TOTAL FRONTAGE = 222 LN. FT.	QTY. OF PROJECT TREES: 15
USABLE FRONTAGE = 100 LN. FT.	QTY. OF 5 GAL. SHRUBS: 45
PLANT QUANTITIES	

SITE PLAN KEYED NOTES

- K.1 NEW ASPHALT PAVEMENT, REF. TO CIVIL DRAWINGS
- K.2 EXISTING 15' ALLEY WITH ASPHALT PAVEMENT, ANY REPAIRS TO BE DONE AS PER CITY STANDARDS. COORDINATE WITH COELP
- K.3 CONCRETE CURB, REF. CIVIL DRAWINGS
- K.4 LINE OF 2ND. FLOOR BUILDING ABOVE
- K.5 DOWNSPOUT, REF. ROOF PLAN
- K.6 CONCRETE SIDEWALK, REF. CIVIL DRAWINGS
- K.7 LANDSCAPE AREA, REF. LANDSCAPE DRAWINGS
- K.8 PARKING STRIPPING
- K.9 BALCONY
- K.10 ADA INTERNATIONAL SYMBOL
- K.11 WROUGHT IRON SLIDING GATE, 6" HEIGHT, PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS
- K.12 WROUGHT IRON FENCE, 6" HEIGHT
- K.13 CONCRETE RETAINING WALL TO BE DESIGNED BY CIVIL ENGINEER.
- K.14 CONCRETE STEPS
- K.15 PROPOSED LOCATION OF NEW ELECTRIC METER
- K.16 POWER POLE ON ALLEY W/ TRANSFORMER
- K.17 EXISTING FIRE HYDRANT
- K.18 WATER METER
- K.19 BACK FLOW PREVENTER W/ ENCLOSURE
- K.20 EXISTING STREET PARKING
- K.21 SERVICE LADDER
- K.22 CONCRETE WHEELSTOP
- K.23 4" CONCRETE FILLED BOLLARD
- K.24 REMOVED EXISTING SIDEWALK AND REPLACED WITH NEW 5' WIDE CONCRETE SIDEWALK
- K.25 EXISTING RAMP
- K.26 NEW PROPOSE RAMP
- K.27 STAIRS AND HANDRAILING, REF.
- K.28 BIKE RACK
- K.29 COLUMN
- K.30 OUTDOOR TERRACE 1ST FLOOR
- K.31 OUTDOOR TERRACE 2ND FLOOR
- K.32 ADA PARKING SIGN
- K.33 PAVERS PAVEMENT
- K.34 ROOF OVERHANG ABOVE
- K.35 PARKING SPACE
- K.36 PEDESTRIAN STREET ENTRANCE

PROJECT DATA		2021 IBC - IRC
1. GEOGRAPHIC IDENTIFICATION NUMBER:	S9799901000900	
2. ADDRESS:	506 RANDOLPH ST. EL PASO, TX, 79902	
3. LEGAL DESCRIPTION:	LOTS 28, 29, 30 AND 31, BLOCK 23 SECOND REVISED MAP OF SUNSET HEIGHTS.	
4. ZONE:	A-4 SC H	
5. OWNER:	HIGHLAND DEVELOPMENT AND CONSTRUCTION GROUP, LLC	
6. ARCHITECT:	ENRIQUE ESCOBEDO, AIA 915-503-8428 eesc@live.com	
7. SCOPE OF WORK:	NEW RESIDENTIAL / APARTMENTS BUILDING 11 ONE BEDROOM UNITS	
8. OCCUPANCY/USE:	A - 4 ZONE (APARTMENTS)	
9. TOTAL # OF STRUCTURE PROPOSED:	1	
10. PROJECT SQ. FOOTAGE:	6,334 SF	
11. BUILDING HEIGHT:	28'-0"	
12. TOTAL NUMBER OF STORIES IN STRUCTURE:	2	
13. CONSTRUCTION TYPE:	V-B	
14. UNITS AREA - INFORMATION:	11 ONE-BEDROOM UNITS - 5.75 B1 S.F. 1ST FLOOR - 6 UNITS (575 SF EA) 3,450 SF 2ND FLOOR - 5 UNITS (575 SF EA) 2,884 SF TOTAL - 6,334 SF	
15. PARKING REQUIRED: REQUIRED: 1.5 PER ONE BED REQUIRED: 16.5 - 17 PARKING SPACES PROVIDED: 10 PARKING SPACES	NOTE: LOT REDUCTION AREA IS REQUESTED THROUGH THIS APPLICATION, AS THE MINIMUM REQUIREMENT IS 20,000 SQUARE FEET	
16. BIKE REQUIREMENT: REQUIRED: 3 PARKING SPACES PROVIDED: 3 PARKING SPACES	NOTE: 50 % PARKING REDUCTION TO BE REQUESTED DURING INFILL DEVELOPMENT APPLICATION.	
	NOTE: REQUIRED ACCESS WIDTH FOR FIRE DEPT. IS 20' AN AERIAL ACCESS TO BE PROVIDED FROM PROSPECT AND RANDOLPH	



Legislation Text

File #: BC-833, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

9. Discussion and action on Election of Officers (First Chair and Second Chair)
Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-834, Version: 1

CITY OF EL PASO, TEXAS LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

10. Discussion and action on the Comprehensive Plan subcommittee.

Staff Contact: Kevin Smith, Assistant Director of Planning, (915) 212-1566,
SmithKW@elpasotexas.gov