

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: Philip Fiore

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 4, BLOCK 1, FALCON HILLS #2, 7213 ROYAL ARMS DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-4/SP (RESIDENTIAL/SPECIAL PERMIT), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of **Lot 4, Block 1, Falcon Hills #2, 7213 Royal Arms Drive**, located in the City of El Paso, El Paso County, Texas, be changed from **R-3/sp (Residential/special permit)** to **R-4/sp (Residential/special permit)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

That a detailed site development plan be reviewed and approved per the El Paso City Code prior to the issuance of building permits.

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

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ25-4649|Tran#606573|P&I
7213 Royal Arms
JAQ

Zoning Case No: PZRZ24-00029

7213 Royal Arms

City Plan Commission — January 30, 2025

REZONING



CASE NUMBER:	PZRZ24-00029 (REVISED)
CASE MANAGER:	Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Lucia Garcia
REPRESENTATIVE:	Lucia Garcia
LOCATION:	7213 Royal Arms Dr. (District 8)
PROPERTY AREA:	0.27 acres
REQUEST:	Rezone from R-3/sp (Residential/special permit) to R-4/sp (Residential/special permit)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) petition list with ten (10) signatures in support received as of January 29, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3/sp (Residential/special permit) to R-4/sp (Residential/special permit) to allow for the use of duplex.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL with a CONDITION** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation. The condition is the following:

That a detailed site development plan be reviewed and approved per the El Paso City Code prior to the issuance of building permits.

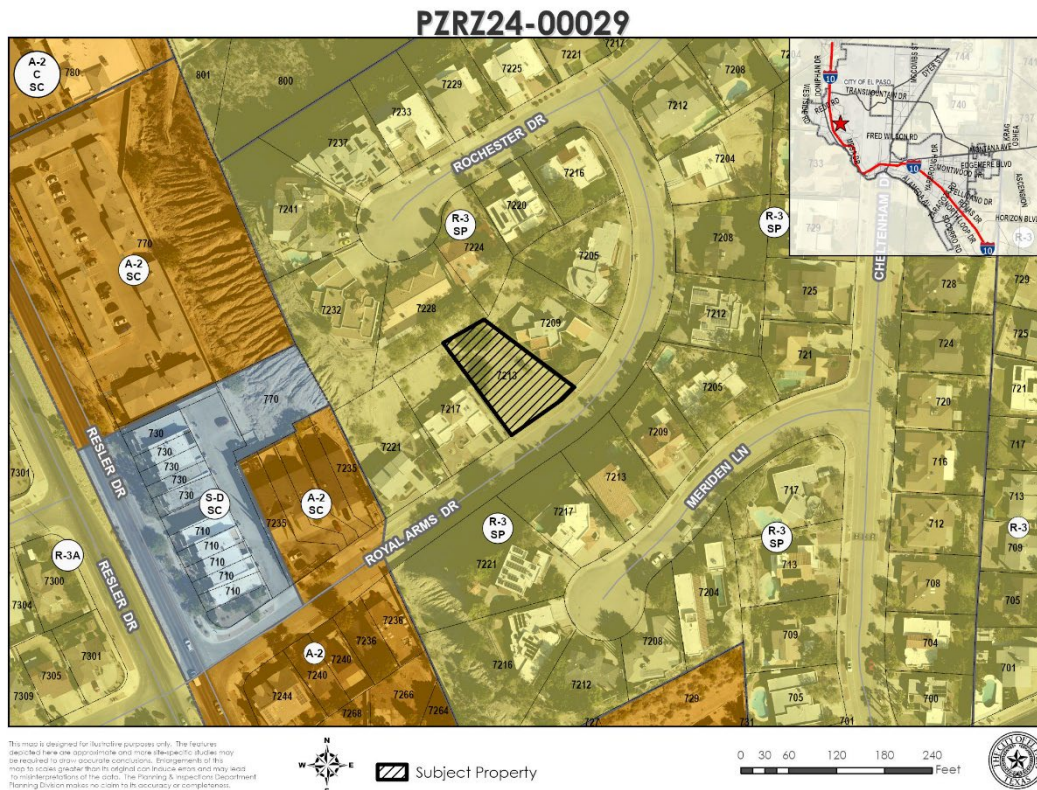


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3/sp (Residential/special permit) to R-4/sp (Residential/special permit) to permit the construction of a duplex. The property is approximately 0.27 acres in size. The conceptual site plan shows a two (2) story building with two (2) residential units. Main access to the proposed development is from Royal Arms Drive. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with single and two-family housing in the immediate vicinity. Properties to the north, south, and east include single-family dwellings zoned R-3/sp (Residential/special permit) and properties to the west include single-family dwellings zoned R-3/sp (Residential/special permit) and townhomes zoned A-2/sc (Apartment/special contract). The nearest school, Polk Elementary School, is 1.0 miles and the nearest park, Bartlett Park, is 1.4 miles in proximity to the proposed development.

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 aligns with the future land use designation by providing new mixed housing types in the area that were previously unavailable.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-4 (Residential) District: The purpose of this district 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 zoning is compatible with the surrounding residential and multi-family housing types. The development will integrate with the surrounding residential area while maintaining low-density housing in the form of a duplex.</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 is located along Royal Arms Drive, which is designated as a local road in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it leads to single and multi-family dwellings already existing in the area.</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 be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>None. The property is not located within any historic districts nor any other special designation areas.</p>

Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes. The area has been stable and has primarily remained zoned for residential use.
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: Primary access is proposed from Royal Arms Drive, a roadway classified as local on the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for the proposed development. The proposed development is accessible through vehicle and pedestrian means, requiring a sidewalk along the property. The closest bus stop, located on Resler Drive and Shire Way, is 0.2 miles in proximity to the proposed development.

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

PUBLIC COMMENT: The subject property is not located within any neighborhood association. The applicant organized a petition for the proposed development, which received support from ten (10) neighbors residing in the area. Notices were sent to property owners within 300 feet of the subject property on January 17, 2024. As of January 29, 2024, the Planning Division received a petition with ten (10) signatures in support 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:

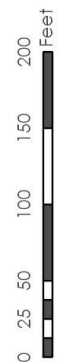
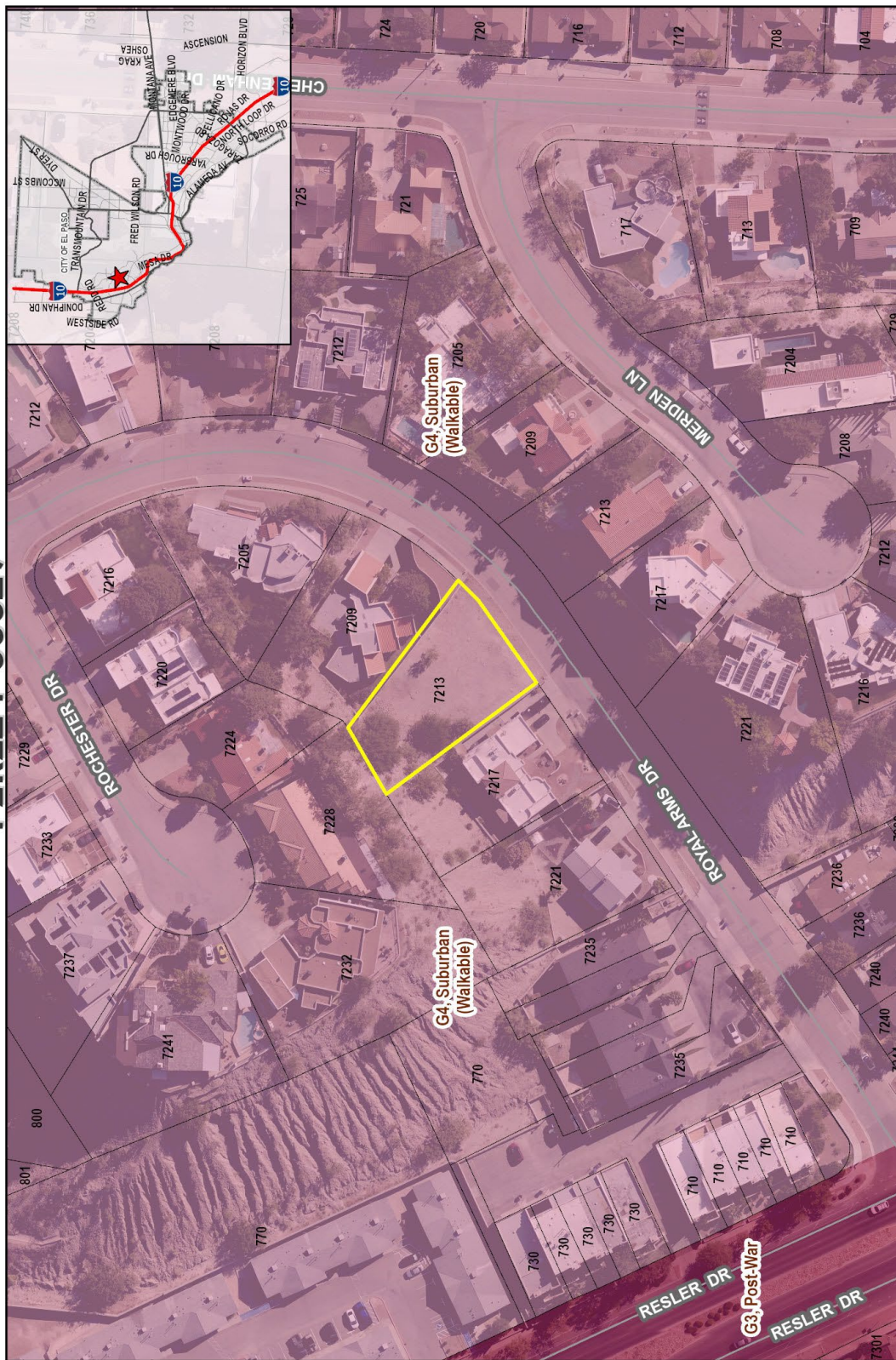
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public Input

ATTACHMENT 1

PZRZ24-00029

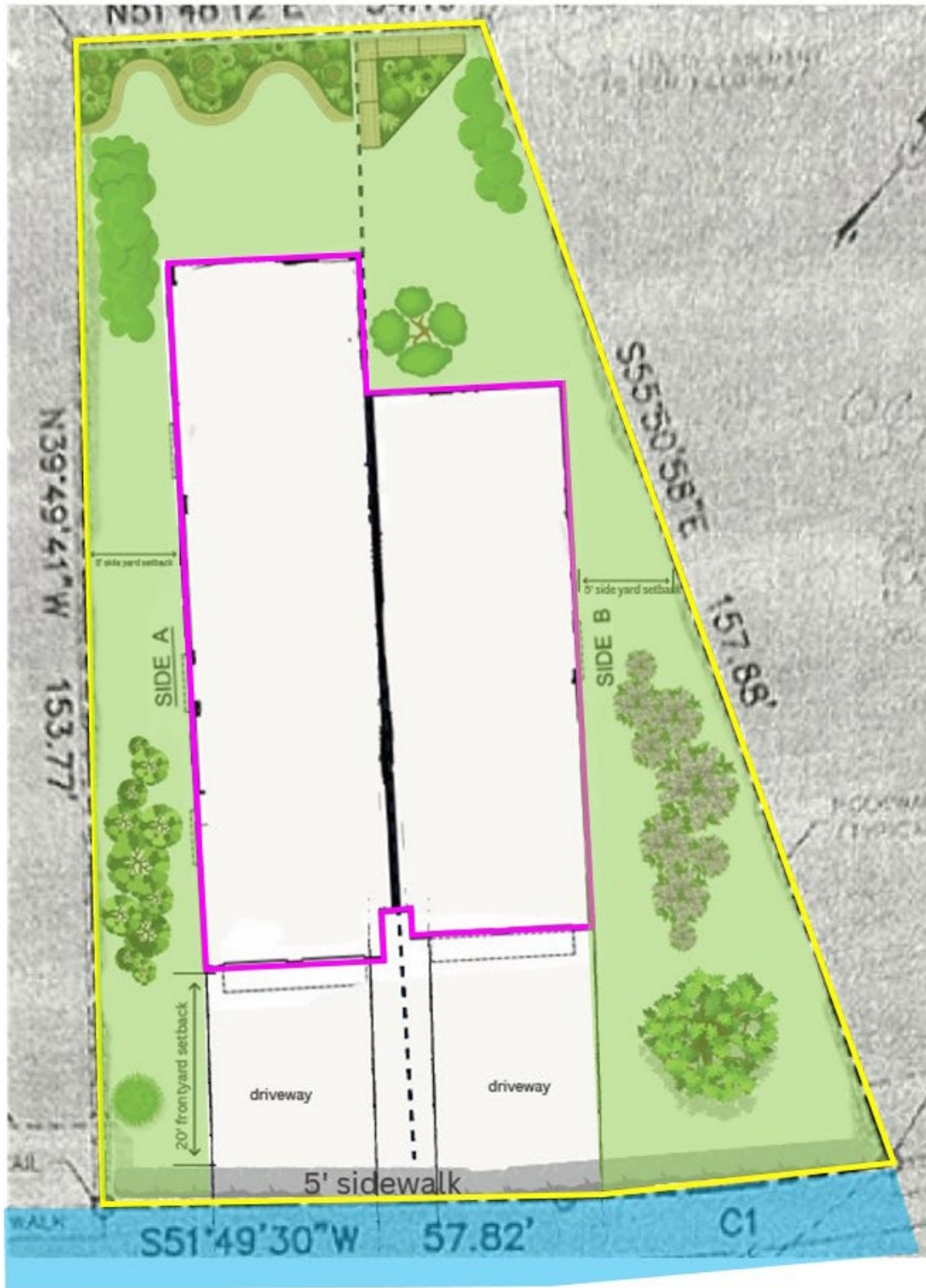


Subject Property



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 its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL with a CONDITION** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation. The condition is the following:

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Planning and Inspections Department – Plan Review & Landscaping Division

No objections to rezoning application. Proposed dwelling(s) must meet all setback requirements.

Planning and Inspections Department – Land Development

Recommend approval.

Provide a 5ft sidewalk abutting the property line at the time of grading permit along street.

Fire Department

Recommend approval. No adverse comments.

Streets and Maintenance Department

Traffic and Transportation Engineering

1. To construct/continue 5ft sidewalk in front of property.
2. No TIA is required.

Street Lights Department

Do not object to this request.

For the development of this lot 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 any 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. 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

No effects to Sun Metro Transit services or operations.

El Paso Water

El Paso Water does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Royal Arms Drive located approximately 20-feet south of the property. This main is available for service.

Previous water pressure reading from fire hydrant #05746, located on the southeast corner of the property, has yielded a static pressure of 88 (psi), a residual pressure of 72 (psi), and a discharge of 822 (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 that extends along Royal Arms Drive located approximately 23-feet south of the property. This main is available for service.

General:

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:

EP Water-SW has reviewed the proposal and has no objections.

Texas Gas Service

Texas Gas Service does not have any objections.

El Paso County 911 District

The 911 District has no comments or concerns regarding these zoning.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District No. 1

No comments received.

Police Department

No comments received.

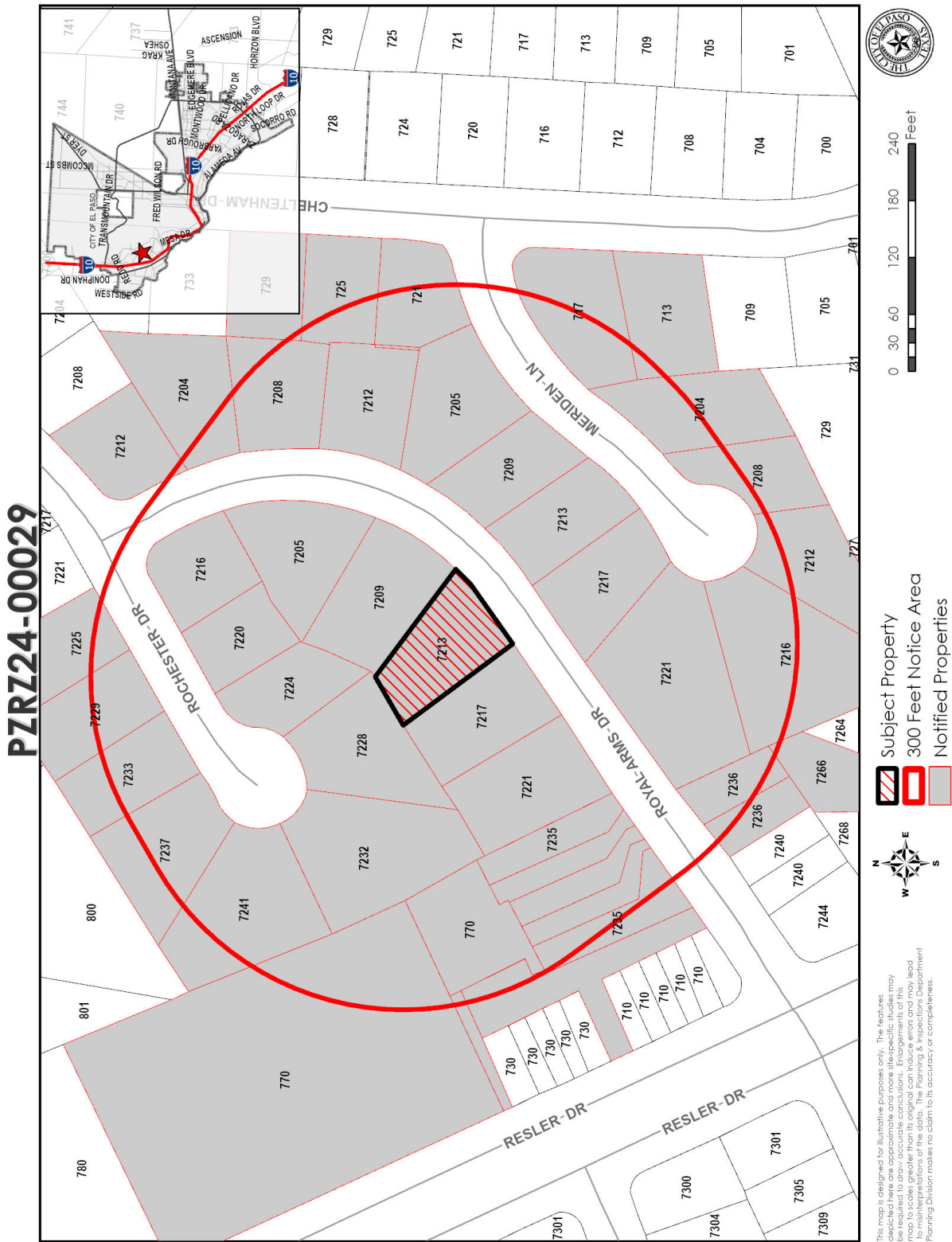
Environmental Services

No comments received.

El Paso Electric

No comments received.

ATTACHMENT 4



ATTACHMENT 5

Dear Neighbors of Royal Arms Street,

I hope this letter finds you well. My name is Lucia Garcia, and I recently purchased the lot at 7213 Royal Arms. I am writing to kindly request your support as I seek to rezone this lot to build a beautiful, modern duplex.

Having served our community as a nurse at the same hospital for over 32 years, I have a deep commitment to trust, integrity, and hard work. I plan to live on one side of the duplex myself and will carefully screen potential tenants for the other unit to ensure they are respectful, responsible, and a good fit for our neighborhood.

My goal is not only to create a lovely home but also to enhance the beauty and character of our street. I believe this project will contribute positively to the neighborhood, and I am committed to maintaining the high standards we all value in our community.

I kindly ask for your support in my request to rezone the lot. I am more than happy to address any questions or concerns you may have and look forward to becoming a proud neighbor on Royal Arms Street.

Thank you for your time and consideration.

Warm Regards,

A handwritten signature in black ink, appearing to be 'Lucia Garcia', with a stylized, flowing script.

Lucia Garcia
7213 Royal Arms

Support for the Rezoning of 7213 Royal Arms, El Paso, TX

We, the undersigned, support the proposed rezoning of the property located at 7213 Royal Arms, El Paso, TX, from R-3 to R-5.

Support	Full Name	Address	Contact Information (optional)	Signature	Date
✓	Patricia Gallardo	7209 Royal Arms		P. Gallardo	Oct 2, 2024
✓	Jessica Jaquez	7212 Royal Arms		J. Jaquez	10/2/24
✓	Daria Martinez	7217 Royal Arms		D. Martinez	10-2-24
✓	Reyes J. Garza	7221 Royal Arms Dr.		R. Garza	10/2/24
✓	Juana Flores	7236B Royal Arms		J. Flores	10/2/24
✓	Myra Kelley	7236A Royal Arms B		M. Kelley	10/2/24
✓	Alexandra Reyes	7236 Royal Arms C		A. Reyes	10/2/24
✓	Monica	7235 Royal Arms		M. C.	10/2/24
✓	Guil Olvera	7205 Royal Arms		G. Olvera	10/3/24
✓	William	7209 Meridian Ln		W. L.	10/3/24

Thank you for your support!