

9050 Escobar

City Plan Commission — May 8, 2025

REZONING

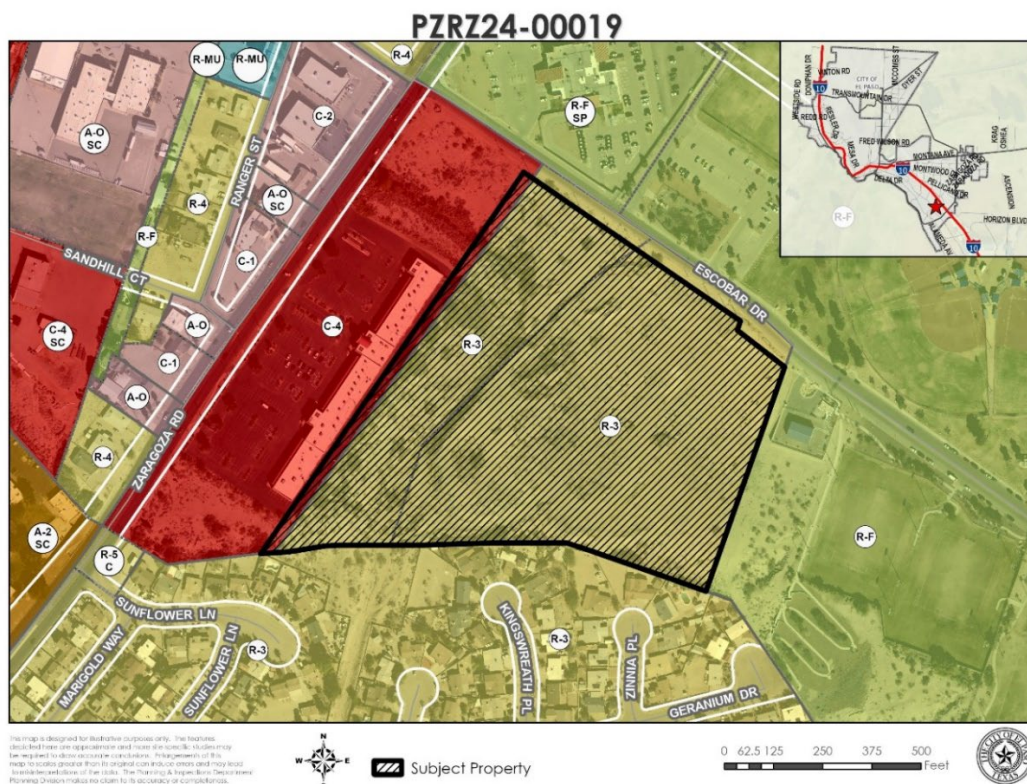


CASE NUMBER:	PZRZ24-00019
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	Idea Public Schools
REPRESENTATIVE:	Conrad Conde, Conde, Inc.
LOCATION:	9050 Escobar Dr. (District 7)
PROPERTY AREA:	17.32 acres
REQUEST:	Rezone from R-3 (Residential) to C-4 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	Four (4) calls in opposition and one (1) email of non-objection received as of May 1, 2025

SUMMARY OF REQUEST: Applicant request to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for a Motor Carrier Terminal use.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **DENIAL** of the request for the following reasons:

- The proposed zoning district and use intensity are not compatible with existing surrounding single-family/mobile home developments, Del Valley Elementary School, Blackie Chesher Park, and the Mission Valley Regional Command Center;
- Lack of road network infrastructure and adverse traffic impact to the nearby area; and
- The rezoning request does not meet the character nor furthers the policies of the G-3, Post-war Future Land Use Map designation per *Plan El Paso*, which aims “to supplement the limited housing stock and add missing civic and commercial uses” to support the neighboring areas.



DESCRIPTION OF REQUEST: Applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for a Motor Carrier Terminal use. The property is approximately 17.32 acres in size and the conceptual site plan demonstrates the proposed layout of the development. Access is from Escobar Drive.

PREVIOUS CASE HISTORY: City Council approved the rezoning (PZRZ20-00007) of the subject property on September 1, 2020, from A-M (Apartment/Mobile Home) and C-4 (Commercial) to R-3 (Residential) for a proposed school site.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed zoning district and use is not compatible with existing surrounding uses and developments in the area. Property to the north is zoned R-F (Ranch and Farm) comprising a police station (Mission Valley Regional Command Center) and parkland (Blackie Chesher Park), to the east is zoned R-F (Ranch and Farm) and is comprised of parkland (Blackie Chesher Park) and a school (Del Valle Elementary), to the south is zoned R-3 (Residential) comprising of single-family dwellings, and to the west is zoned C-4 (Commercial) comprising of a shopping center. The closest school is Del Valle Elementary School (0.19 mi.) and the closest park is Blackie Chesher Park (0.01 mi).

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>No. The proposed zoning district and use are not in character with the G-3, Post-war designation per <i>Plan El Paso</i>. The proposal does not contribute to supplementing the housing stock nor adds missing civic uses to the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) The purpose of this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>No. While the proposed zoning district would match that of adjacent property to the west, the property is provided with different access through Escobar Drive, which is not suitable to support truck traffic. The proposed zoning district and use are not compatible with adjacent zoning districts and uses to the north, east, and south which include a police station, parkland, elementary school, and 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 property is located along Escobar Drive, designated as a minor arterial per El Paso's Major Thoroughfare Plan (MTP) and is located adjacent to C-4 (Commercial) zoned property to the west.</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.	None. The property does not fall within any historic districts or study areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	By rezoning the property to the proposed C-4 (Commercial) zoning district, incompatible uses and truck traffic will be introduced creating a potentially hazardous situation for residents utilizing the nearby park as well as the children attending the nearby elementary school. Furthermore, Escobar Drive and Zaragoza are the main access points for residential uses from the south to the park and elementary school in the proximity. This proposed zoning and use creates potential conflict with school and sporting activities traffic and safety of the established neighborhood.
Natural Environment: Anticipated effects on the natural environment.	None. There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area has been in transition to lower intensity development. The property was rezoned in 2020 from A-M (Apartment/Mobile Home) and C-4 (Commercial) into the current lower intensity R-3 (Residential) zoning district. This proposal upzones the property to heavy commercial uses that are not compatible with existing residential uses, school, public park, and police station development.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. There are no social, economic, or physical conditions that make the existing R-3 zoning district not suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property fronts Escobar Drive, designated as a minor arterial per El Paso's Major Thoroughfare Plan (MTP). The designation of the road is appropriate for the proposed development. Water and sewer services are available per El Paso Water. There are existing sidewalks in the area, with the exception of the subject property. There are about four (4) bus stops along Zaragoza Road within walkable distance (0.25 mi).

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Planning staff is recommending denial of the request due to incompatibility of the proposed zoning district with the existing development and not meeting the character and policies of the G-3, Post-war Future Land Use Map designation per *Plan El Paso*.

PUBLIC COMMENT: The property falls within the Mission Valley Civic Association and the Corridor 20 Civic Association, which were notified of the request by the applicant. The applicant met with the Mission Valley Association, El Paso Police Department's personnel from the Mission Valley Regional Command Center, and the financial advisor from the Ysleta Independent School District on September 10, 2024. Public notices were sent to all property owners within 300 feet of subject property on March 11, 2025 and on April 8, 2025. As of May 1, 2025, the Planning Division received four (4) calls in opposition to the request from nearby residents noting semi-trucks sometimes access the area despite restriction and concerns regarding traffic along Del Valle Elementary and Blackie Cheshier Park. In addition, the Planning Division received an email of no objection with conditions from the Mission Valley Civic Association.

RELATED APPLICATIONS: N/A

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:

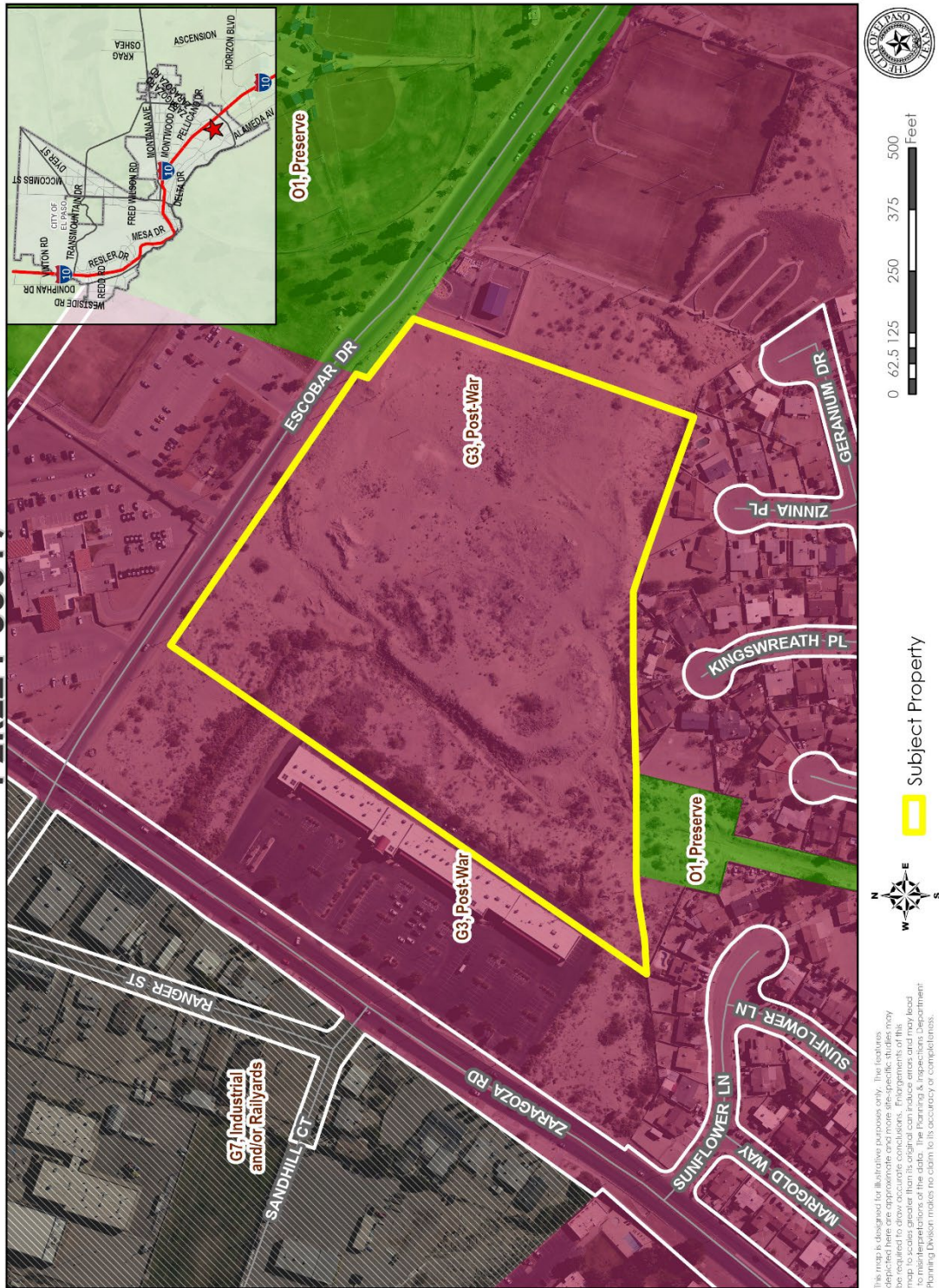
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

ATTACHMENTS:

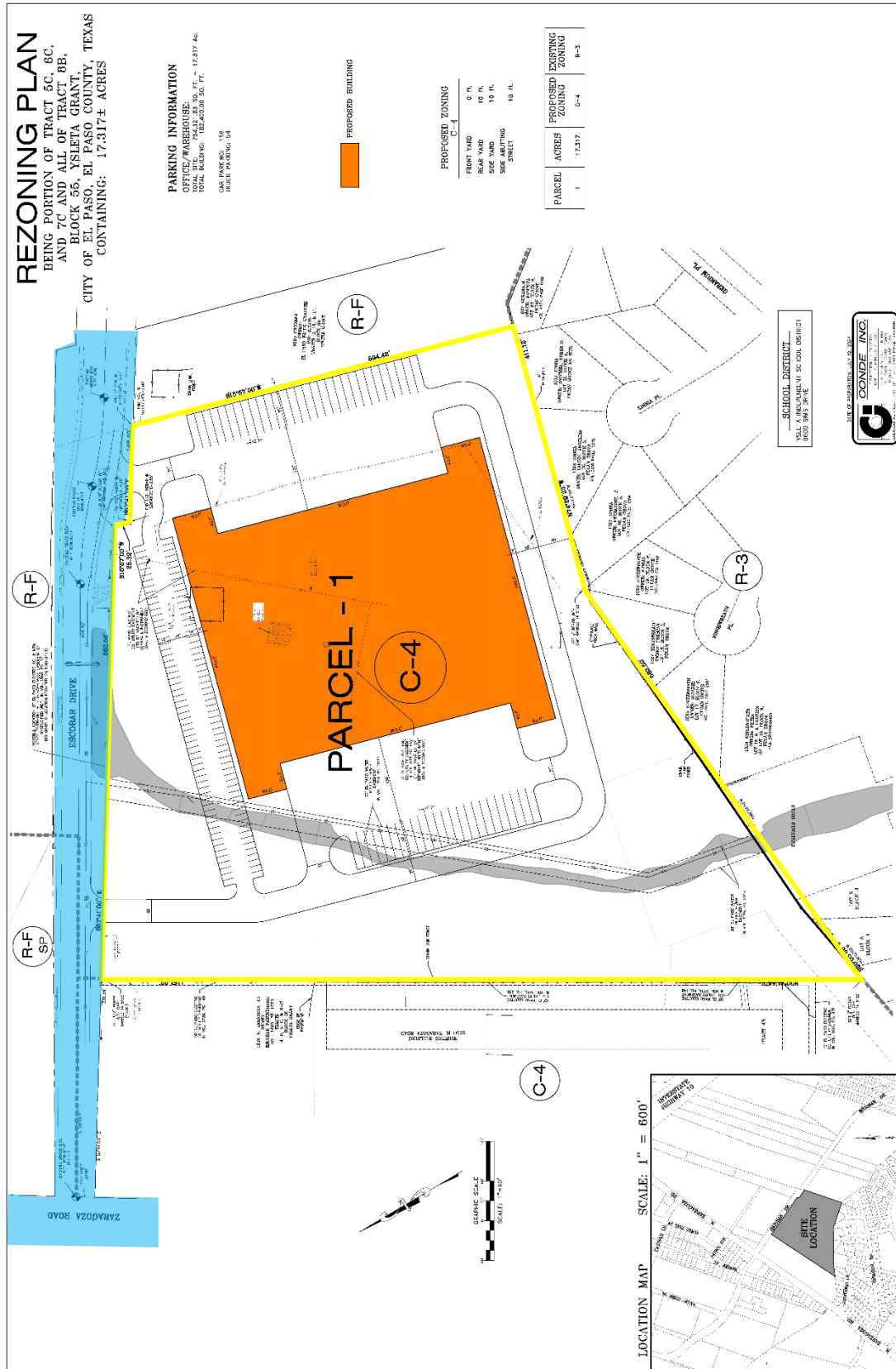
1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public input

ATTACHMENT 1

PZR24-00019



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommendation is **denial** of the C-4 zoning district request for the following reasons:

1. The proposed zoning district and use intensity are not compatible with existing surrounding single-family/mobile home developments, Del Valley Elementary School, Blackie Chesher Park, and the Mission Valley Regional Command Center;
2. Lack of supporting street infrastructure and adverse impacts to traffic patterns in the nearby area; and
3. The request does not meet the character nor furthers the policies of the G-3, Post-war Future Land Use Map designation per *Plan El Paso*, which aims “to supplement the limited housing stock and add missing civic and commercial uses.”

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

1. Label if flood zone flow path is to be open or closed channel underground.
2. Building footprint should be spaced away from stormwater arroyo as much as possible.

Note: Site plan is conceptual.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Traffic Engineering:

Upon reviewing rezoning case, Streets and Maintenance will coincide with Planning and Inspections on their decision of denial. As far as traffic concerns regarding the proposed use, the City will prohibit truck traffic beyond proposed property line on Escobar Dr.

Street Contract Management:

Indicate that any asphalt or concrete structure must follow DSC standards.

Street Lights Department:

Do not object to this request.

For the development of the 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 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.

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 construction requires a Traffic Control Permit, please provide a copy in order prevent any disruption of Sun Metro Transit services and operations.

All TCPs can be sent to this email. Be advised nearest Sun Metro service route (RTE 69) runs northbound and southbound along N. Zaragoza Rd. with nearest bus stops located approximately 1500ft East of proposed site.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Escobar Drive. This main is available for service.

Previous water pressure reading from fire hydrant # 7698 located at Escobar Drive & 550-feet East of Zaragoza Road, has yielded a static pressure of 92 psi, a residual pressure of 860 psi, and a discharge of 919 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 Escobar Drive. This main is available for service.

There is an existing 27-inch diameter sewer interceptor that extends along a 30-foot PSB easement that crosses the subject property. No direct service connections are allowed to this main as per The El Paso Water – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer along a 30-foot PSB easement. This main ends approximately 167-feet south of Escobar Drive. This main is available for service.

General:

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. 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, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. The PSB easements shall be improved to allow the operation of

EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, 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:

EP Water-SW reviewed the property described above and provide the following comments:

- As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- This property was previously reviewed under Escobar Estates and the developer proposed a storm sewer pond in the rear and that the existing arroyo traversing the property was to be conducted through an underground pipe system; is this still the case?

Note: Comments to be addressed during building permitting stage.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

El Paso Electric

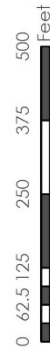
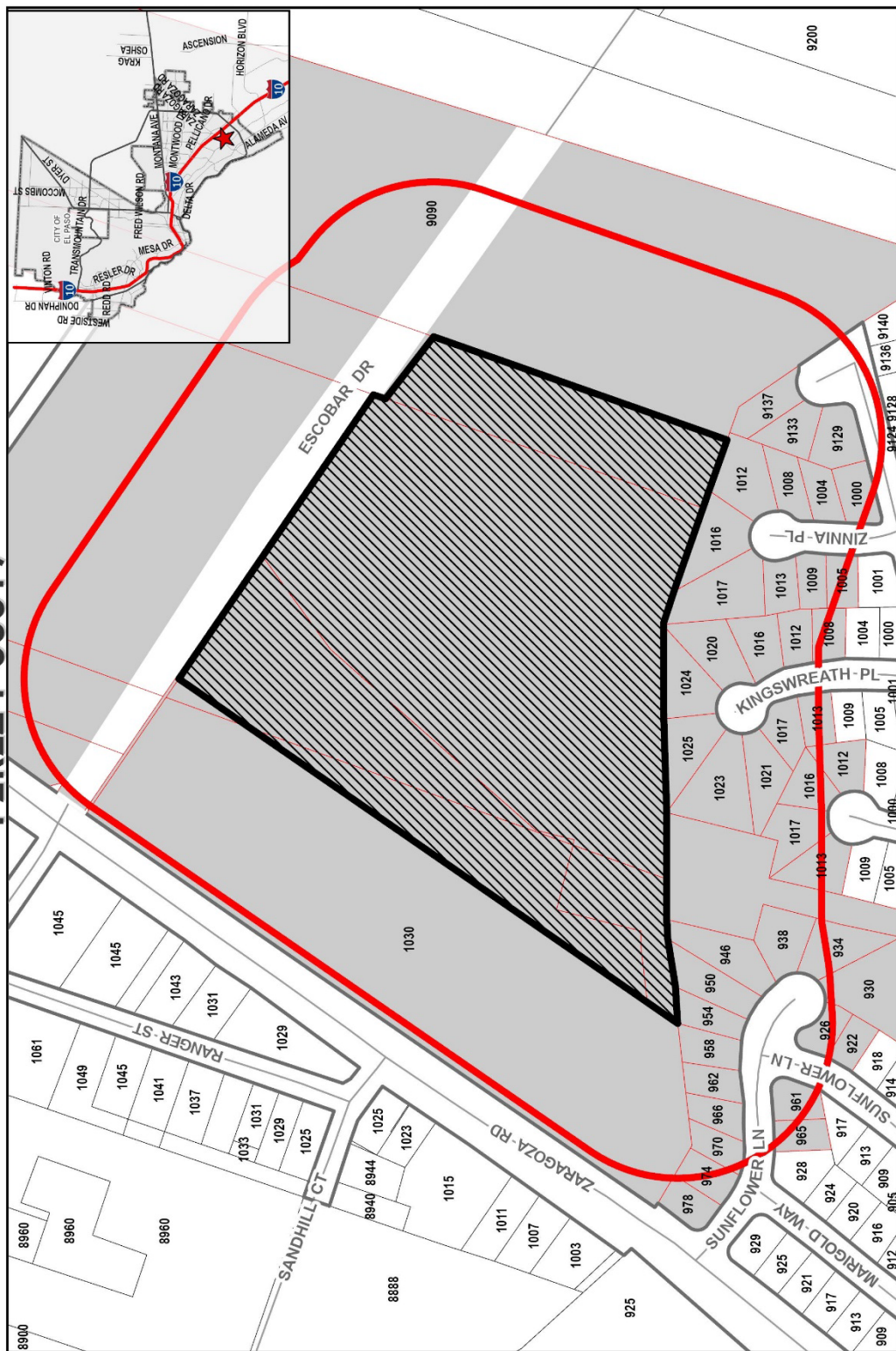
We have no comments for 9050 Escobar.

El Paso County 911 District

The 911 District has no comments/concerns regarding this zoning

ATTACHMENT 4

PZRZ24-00019



- Subject Property
- 300 Feet Notice Area
- Notified Properties



This map is designed for illustrative purposes only. The features depicted are not approximate and more specific information may be required for a final map. The map is not a legal document and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 5

Zamora, Luis F.

From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Wednesday, November 20, 2024 9:37 AM
To: Zamora, Luis F.
Cc: Smith, Kevin W.; Garcia, Raul
Subject: Re: PZR224-00019 - 9050 Escobar

CAUTION: This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to **SpamReport@elpasotexas.gov**.

Mr. Zamora, thank you for your comment on my response for the project at 9050 Escobar. The Mission Valley Civic Association, along with the EPPD personal from the Mission Valley and the financial advisor from YISD met with Mr. Quinn to discuss his project on Sept 10, 2024. Our discussion with Mr. Quinn was that we did not want 18 wheeler trucks being driven on Escobar passing the park or the school. We acknowledged the fact that other projects like apartments or businesses would also create more vehicle traffic for the Zaragoza. Mr. Quinn took our views and created an exit for this traffic away from the park and the school and still have access to the Interstate. The Mission Valley Civic Association will not object to his presentation as he has presented to us!

From: Zamora, Luis F. <ZamoraLF@elpasotexas.gov>
Sent: Tuesday, November 19, 2024 5:42 PM
To: longhorn_1989@hotmail.com <longhorn_1989@hotmail.com>
Cc: Smith, Kevin W. <SmithKW@elpasotexas.gov>; Garcia, Raul <GarciaR1@elpasotexas.gov>
Subject: PZR224-00019 - 9050 Escobar

Good evening Mrs. Carreon,

I hope you are well and getting ready for a happy Thanksgiving. We received a statement from the applicant regarding the rezoning at 9050 Escobar mentioning that the Mission Valley Civic Association is in support of the request. Per your response to them, I am unsure whether you meant to let them know that you were in support or merely remain neutral at this point and would like to get clarification directly from you.

Thank you in advance.

Sincerely,

Luis Zamora, AICP, CNU-A | Chief Planner

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