

3113 Lee Trevino

City Plan Commission — May 8, 2025

REZONING



CASE NUMBER: PZRZ24-00028
CASE MANAGER: Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER: Savage Stations Inc.
REPRESENTATIVE: Joseph Moreno
LOCATION: 3113 N. Lee Trevino Dr. (District 3)
PROPERTY AREA: 0.30 acres
REQUEST: Rezone from C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of May 1, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract) to allow for the use of automobile (sales, service, storage and rental).

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 the existing surrounding uses of restaurant, retail, and duplex dwellings.
- The rezoning request does not meet the character nor furthers the policies of the G-4, Suburban (Walkable) 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.

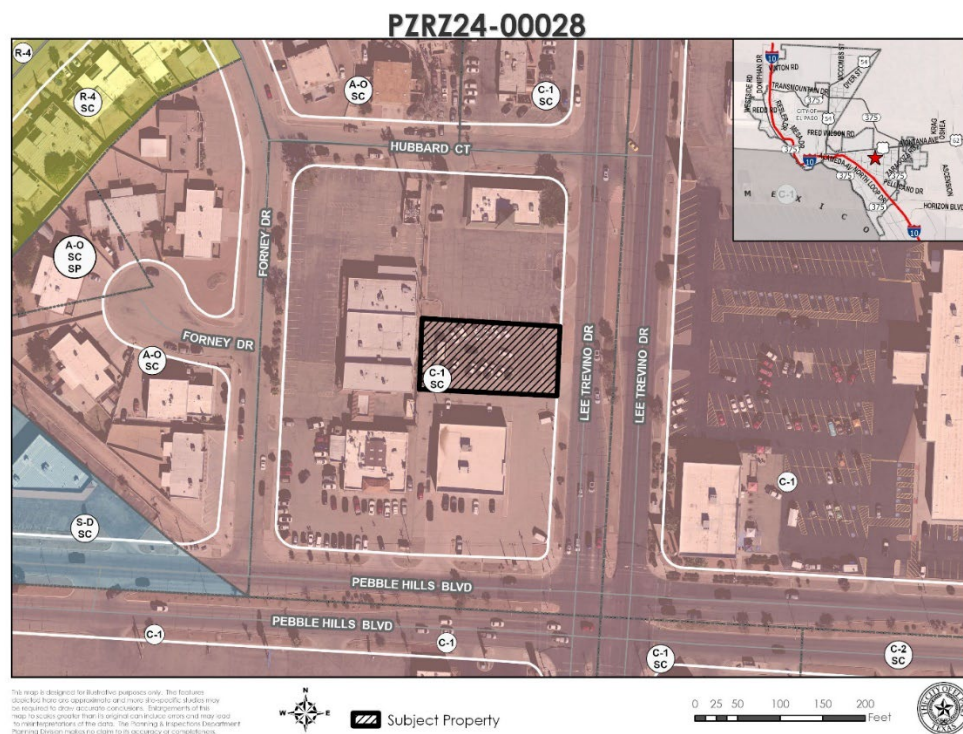


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to rezone the subject property from C-1/sc (Commercial/special contract) to C-3/sc (Commercial/special contract) to allow for the existing use of automobile (sales, service, storage and rental). The subject property is approximately 0.30 acres in size and the conceptual site plan demonstrates the existing layout of the development. Access to the subject property is from North Lee Trevino Drive. The applicant has been operating illegally without proper permitting since 2022.

DESCRIPTION OF REQUEST: On July 12, 1976, City Council passed Ordinance No. 5797, that amended Ordinance No. 5781 and placed conditions on the subject property. The conditions were as follows:

1. *No certificates of occupancy and compliance shall be issued by the City for any buildings constructed on the property until First Parties have, at no cost to the City, installed concrete sidewalks along the boundaries of the property adjacent to Ivanhoe Drive, Pebble Hills Drive and Lee Trevino Drive.*
2. *Such sidewalks shall be installed in accordance with specifications to be approved by the City Engineer of the City of El Paso and the City Engineer must certify that such sidewalks have been satisfactorily completed before certificates of occupancy and compliance will be issued.*

Note: *The conditions have been satisfied.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is not consistent with adjacent commercial uses and zoning districts in the area. Properties to the north are zoned C-1/sc (Commercial/special contract) and consist of restaurants and duplex dwellings. Properties to the south are zoned C-1/sc (Commercial/special contract) and consists of retail. Properties to the west consist of a restaurant, business offices, and a medical office zoned C-1/sc (Commercial/special contract). Properties to the east are zoned C-1 (Commercial) and consist of medical offices and a shopping center. The nearest school is Hanks Middle School located 0.90 miles away and the closest park is Pebble Hills Park located 0.47 miles away.

COMPLIANCE WITH PLAN EL PASO/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>No. The proposed zoning district and use are not in character with the G-4, Suburban (Walkable) designation per <i>Plan El Paso</i>. The proposal does not contribute to supplementing the housing stock nor adds missing civic and commercial uses to the area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of the district is to accommodate establishments providing goods and services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>No. The proposed zoning district and use are not compatible with adjacent zoning districts and uses to the north, east, south and west which include restaurants, retail, offices and duplex dwellings.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street</p>	<p>Yes. The subject property is located along Lee Trevino Drive which is designated as a major arterial in the City's Major Thoroughfare Plan (MTP).</p>

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.	
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.	No. The subject property does not fall within any historic districts or study plan 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-3/sc (Commercial/special contract) zoning district, incompatible uses of higher intensity will be introduced to the established neighborhood. The proposed zoning and use creates the potential for conflict with the existing residential and commercial uses.
Natural Environment: Anticipated effects on the natural environment.	No. The subject property does not involve any greenfield/environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings in the past 10 years.
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 C-1 zoning district not suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access is provided from North Lee Trevino Drive which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP). Sidewalks are currently present along North Lee Trevino Drive. There are six (6) bust stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is located 0.07 miles away on Pebble Hills Boulevard.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Planning staff is recommending denial of the rezoning request due to incompatibility of the proposed zoning district with the existing development, zoning districts and the Future Land Use designation.

PUBLIC COMMENT: The subject property does not fall within the boundaries of any recognized neighborhood associations. Public notices were mailed to property owners withing 300 feet on April 24, 2025. As of May 1, 2025, the Planning Division has not received any communication in support or opposition to the request.

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:

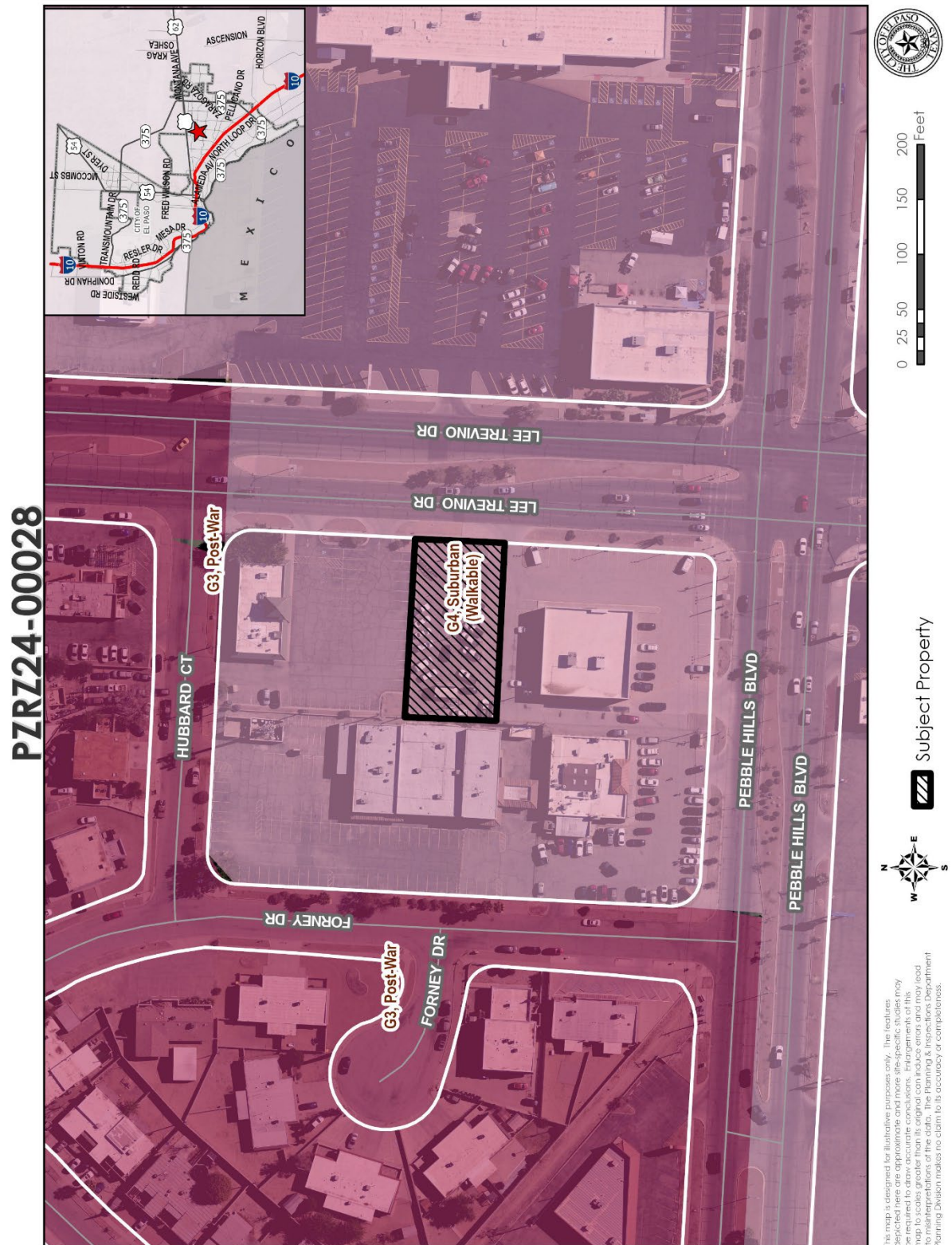
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval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

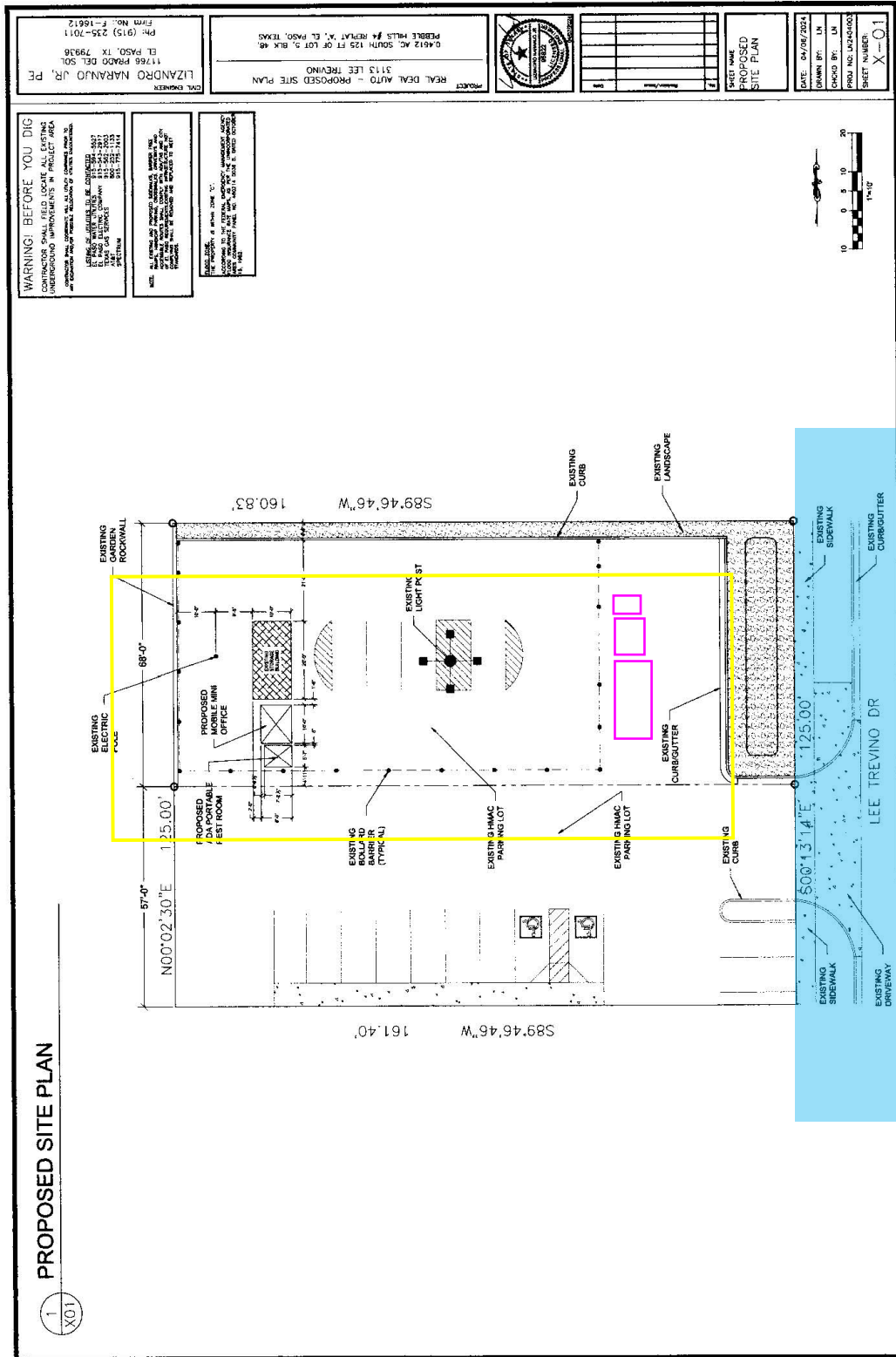
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **DENIAL** of the rezoning request due to the following reasons:

1. The proposed zoning district and use intensity are not compatible with existing surrounding restaurants, retail, offices and multifamily dwellings.
2. The rezoning request does not meet the character nor furthers the policies of the G-4, Suburban (Walkable) 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.

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

No objections to the proposed rezoning.

Fire Department

No adverse comments.

Police Department

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

Environment Services

How will refuse be picked up or disposed of? If a dumpster pad will be put in place please allow maneuverability for a 36 ft. long truck lifting 14 ft. in height.

Streets and Maintenance Department

Traffic Engineering

No objections to the application.

No TIA is required.

Street Lights Department

Street Lights Department does not object to this request.

Lee Trevino Dr. is a Texas Department of Transportation (TXDOT) right-of-way.

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.

El Paso Water

There is an existing 20-inch diameter water transmission main that extends along Lee Trevino Dr. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

Previous water pressure reading from fire hydrant #3784, located on the northwest corner of Lee Trevino Dr. and Pebble Hills Blvd., has yielded a static pressure of 61 (psi), a residual pressure of 58 (psi), and a discharge of 1,838 (gpm).

EPWU-PSB Comments

No objections to this request.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along Lee Trevino Dr. This main is approximately 17-feet deep.

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:

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.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

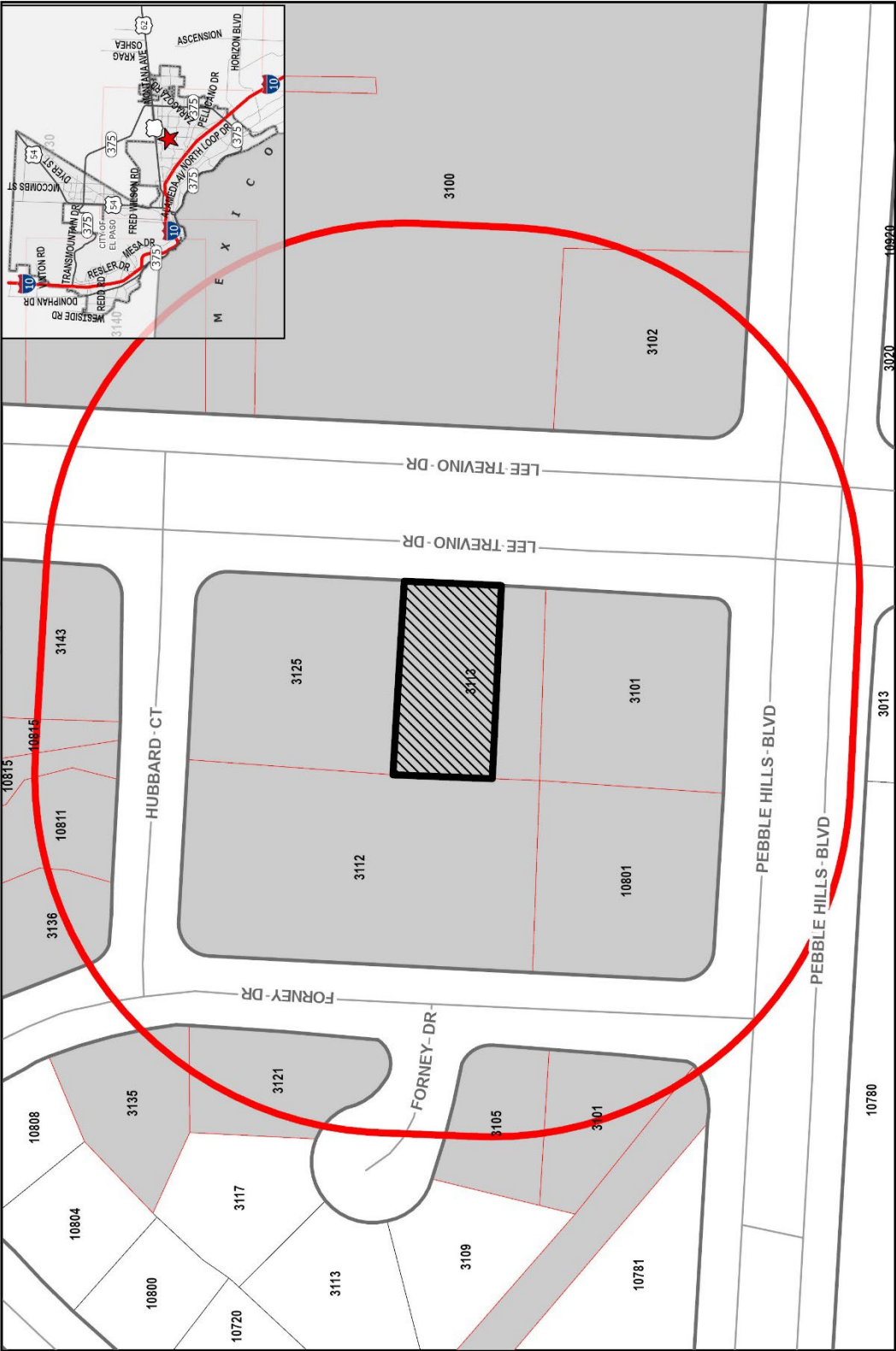
No comments received.

Texas Gas Service

Texas Gas Service does not have any objections.

ATTACHMENT 4

PZRZ24-00028



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for legal purposes. The Planning & Inspections Department makes no claim to its accuracy or completeness.

Subject Property
 300 Feet Notice Area
 Notified Properties

0 25 50 100 150 200 Feet

10780 3013 3020 10920