

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

AGENDA DATE: June 22, 2022

PUBLIC HEARING DATE: July 19, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Saul Pina, (915) 212-1612

DISTRICT(S) AFFECTED: District 7

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Tract 4-A-1, Tract 4-A-2, Tract 4-B, Tract 4-C, Tract 4-D, Block 14, Ysleta Grant, 8100 North Loop Drive, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-2 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 8100 North Loop Drive
Applicant: Ray Mancera, PZRZ22-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-3 (Residential) to C-2 (Commercial) to allow for a retail shopping center. City Plan Commission recommended 6-2 to approve the proposed rezoning from R-3 (Residential) to C-2 (Commercial) on April 21, 2022. As of June 13, 2022, the Planning Division has received one (1) email and five (5) letters in support and one (1) email and (1) letter in opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:



for Department Head

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 4-A-1, TRACT 4-A-2, TRACT 4-B, TRACT 4-C, TRACT 4-D, BLOCK 14, YSLETA GRANT, 8100 NORTH LOOP DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL), AND IMPOSING CONDITIONS. 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 *Tract 4-A-1, Tract 4-A-2, Tract 4-B, Tract 4-C, Tract 4-D, Block 14, Ysleta Grant, 8100 North Loop Drive, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference, be changed from **R-3 (Residential)** to **C-2 (Commercial)**, 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 conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. *That a ten-foot (10') landscape 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 twenty-five feet (25') on center along the property lines adjacent to residential zone 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 30-foot setback be required along the southwesterly property line and the easterly property line abutting a residential district or use.*
3. *That a minimum 500-foot distance be required between any establishments providing the following:*
 - a) *On premise consumption of alcohol; and*
 - b) *Indoor and/or outdoor amplified sound.*
4. *That prior to the issuance of any building permits, a Detailed Site Development Plan be submitted and approved as per Code.*
5. *That prior to issuance of building permits, a 6-foot rockwall be constructed along the property lines abutting any residential zoning or use.*

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 _____, 2022.

ORDINANCE NO. _____

Zoning Case No: PZRZ22-00001

THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

for Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ22-00001

**A Field Note Description for 5.8567 Acres of land,
Being a Tract 4-A-1, Tract 4-A-2, Tract 4-B, Tract 4-C, Tract 4-D, Block 14 Ysleta Grant.
El Paso County, Texas**

A Field Note Description of 5.8567 acres or 255,117 square feet parcel or tract of land being Tract 4-A-1, Tract 4-A-2, Tract 4-B, Tract 4-C, Tract 4-D, Block 14 Ysleta Grant lying within the corporate limits of The City of El Paso, Texas. The said portion of land is recorded in **Instrument No. 20210110224** of tract land. The above-cited document references are filed in in the El Paso County Deed and Record Clerks' Office located in the City of El Paso, El Paso County Texas.

This survey conforms to the Plat of Block 14, Ysleta Grant found in the El Paso County Office Deeds and Records located in the City of El Paso, El Paso County, Texas.

The Basis of Bearings are based on those bearing depicted on the plat Tierra Verde Subdivision is recorded in Volume 0011, Page 0034 in the el Paso County Plat Records located in the City of El Paso, Texas. The parcel or tract of land is being more particularly described by metes and bounds as follows:

Beginning at a half-Inch rebar without no cap on the most Easterly corner (bears N66°E a distance 0.79') of the 5.8567 acres being described, from which two found half-Inch reinforcement bar, bears the following courses;

Thence, South 56°12'57" East, a distance a distance of 180.68 feet to a found half inch rebar without cap (North 56° 00' 00" West 180.00 feet Plat)

Thence, South 56°00'00" East, a distance a distance of 97.75 feet to a found Half-inch rebar with cap B&A (North 56° 00' 00" West 100.00 feet Plat)

Thence, from the Beginning, South 43°40'00" West, a distance of 348.77 feet to found half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 for the most southerly corner;

Thence, North 59°53'00" West, a distance of 737.84 feet to found half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 for the most westerly corner;

Thence, North 49°10'00" East, a distance of 73.01 found half inch reinforcement bar with a cap stamped G-3ng TX RPLS #5679 for a corner;

Thence, North 34°00'00" West, a distance of 373.73 feet to a found chiseled X in the driveway for the most northerly corner;

Thence, South 56°00'00" East, a distance of 654.40 feet to the point of Beginning and containing 5.8567 acres or 255,117 square feet of land more or less.

**A Field Note Description for 5.8567 Acres of land,
Being a Tract 4-A-1, Tract 4-A-2, Tract 4-B, Tract 4-C, Tract 4-D, Block 14 Ysleta Grant.
El Paso County, Texas**

This field note description follows a plat of survey of equal date.

I, Fermin Dorado, a Registered Professional Land Surveyor, certify this field note description and accompanying survey plat is a representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.



December 08, 2021

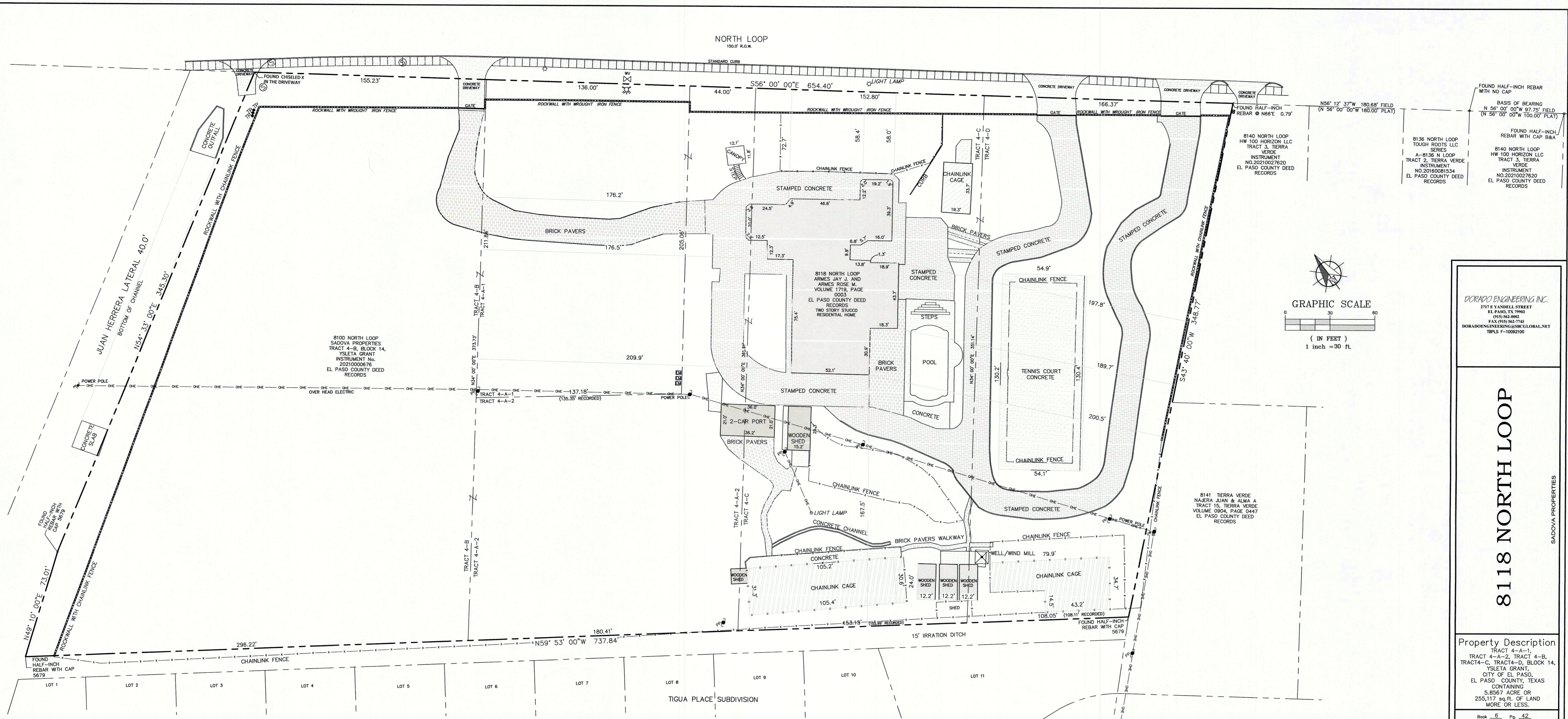
A handwritten signature in blue ink that reads "Fermin Dorado". The signature is written in a cursive style and is positioned above a horizontal line.

Fermin Dorado, R.P.L.S.
Registration Number: 3190

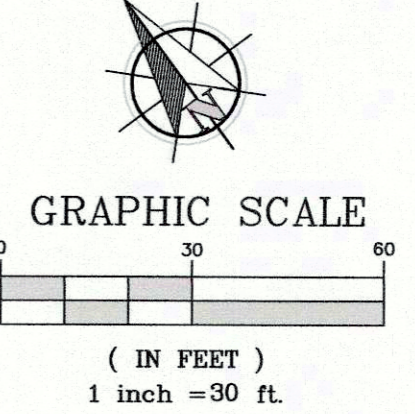
This description was prepared
For the benefit of SADOVA PROPERTIES, LLC.

TXBPLS F-10092100

DORADO ENGINEERING, INC,
2717 E. YANDELL STREET EL PASO TX 79903
(915) 562-0002 FAX (915) 562-7743 |
doradoengineering@sbcglobal.net



NORTH LOOP
150.0' R.O.W.



DORADO ENGINEERING INC.
2717 E YANDELL STREET
EL PASO, TX 79968
(915) 562-0902
FAX (915) 562-7143
DORADOENGINEERING@SBCGLOBAL.NET
TPLS F-10092100

8118 NORTH LOOP

Property Description
TRACT 4-A-1,
TRACT 4-A-2, TRACT 4-B,
TRACT 4-C, TRACT 4-D, BLOCK 14,
YULETA GRANT,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS
CONTAINING
5.8567 ACRE OR
255,117 sq.ft. OF LAND
MORE OR LESS.
Book 6 Pg 42

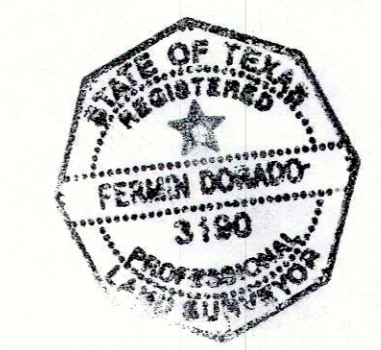
REVISIONS	DATE	BY

SCALE
HOR: 1" = 20' VER:
FILE NAME: 8118 NORTH LOOP SURVEY
W.O. 21.10.105
DATE: 10/28/21
DRAWN BY: J.C.C
DESIGN BY: J.C.C
CHKD. BY: L.A.G.
APPD. BY: FD

SURVEY
1 OF 1
COPY RIGHTS 11/05/21 JOB NO. 21.10.105

LEGEND

	ELECTRICAL METER
	POWER POLE
	WATER VALVE
	FIRE HYDRANT
	GAS METER
	CONCRETE
	ROCKWALL
	SANITARY SEWER MANHOLE
	TELEPHONE PEDESTAL



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.

I, Fermin Dorado, a Registered Professional Land Surveyor, certify this plat is a correct representation of the facts found at the time of a ground survey performed by me or under my supervision on the date shown herein.

Fermin Dorado
Fermin Dorado
Texas Registration Number: 3190
12/09/21

- NOTES:**
- THE BASIS OF BEARING CONFORM TO THOSE BEARINGS FOUND ON A PLAT FOR TIERRA VERDE SUBDIVISION, FILED IN BOOK 11, PAGE 34 FOUND IN EL PASO COUNTY DEEDS AND RECORDS LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 - THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF SADOVA PROPERTIES V LLC
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AS DESIGNATED BY THE F.I.R.M. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, FEBRUARY 16, 2006, COMMUNITY No. 480214, PANEL NUMBER 0045 C.
 - VISIBLE UTILITIES WHERE LOCATED AND ARE SHOWN HEREIN WHETHER PUBLIC OR PRIVATE.
 - THIS PLAT OF SURVEY CONFORMS TO THE RULES AND PROCEDURES PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS CITED IN THE TEXAS ADMINISTRATIVE CODE, TITLE 22, PART 6.
 - LAND SURVEYING IS UNDER THE JURISDICTION OF TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. COMPLAINTS REGARDING SURVEYING SERVICES MAY BE ADDRESSED TO: 1917 S. INTERSTATE 35; AUSTIN, TEXAS 78741-3702, PHONE (512) 440-7723.
 - THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, T.S.P.S LAND TITLE SURVEY.

8100 North Loop Drive

City Council — June 22, 2022 - **REVISED**

REZONING



CASE NUMBER:	PZRZ22-00001
CASE MANAGER:	Saul Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Sadova Properties V, LLC
REPRESENTATIVE:	Ray Mancera
LOCATION:	8100 North Loop Dr. (District 7)
PROPERTY AREA:	5.85 acres
REQUEST:	Rezone from R-3 (Residential) to C-2 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) email and five (5) letters in support and one (1) email and one (1) letter in opposition to the rezoning request as of June 14, 2022.

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to C-2 (Commercial) to allow for a retail shopping center.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** 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-3, Post-War future land use designation. The conditions are as follows:

1. That a ten-foot (10') landscape 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 twenty-five feet (25') on center along the property lines adjacent to residential zone 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 30-foot setback be required along the southwesterly property line and the easterly property line abutting a residential district or use.
3. That a minimum 500-foot distance be required between any establishments providing the following:
 - o On premise consumption of alcohol; and
 - o Indoor and/or outdoor amplified sound
4. That prior to the issuance of any building permits, a Detailed Site Development Plan be submitted and approved as per Code.
5. That prior to issuance of building permits, a 6-foot rockwall be constructed along the property lines abutting any residential zoning or use.



Figure A. Subject Property & Immediate Surrounding

DESCRIPTION OF REQUEST: Applicant is requesting to rezone from R-3 (Residential) to C-2 (Commercial) to allow for a retail shopping center. The size of the property is 5.85 acres. The conceptual site plan shows seven proposed structures that range from 2,000 to 9,000 square feet. Main access to the property is proposed from North Loop Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with adjacent uses and meets the established character of the neighborhood. Properties to the north include a shopping center zoned C-1/sc (Commercial/special contract); properties to the south include single-family dwellings zoned R-3 (Residential); properties to the east include commercial and single-family dwellings zoned C-1 (Commercial) and R-3 (Residential) respectively; and properties to the west include a shopping center zoned C-1/sc (Commercial/special contract). The proposed rezoning will allow for the creation of commercial establishments that provide goods or render services in close proximity to residential properties. The nearest school, North Loop Elementary School, is 0.7 miles and the nearest park, Lomaland Park, is 0.65 miles.

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-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 proposed shopping center is compatible with the future land use designation. The intent is to allow for the creation of establishments providing 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-2 (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>Yes. Properties surrounding the subject property have less intensity but are compatible with commercial uses. The abutting residential development would be well served by appropriate commercial uses.</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 North Loop Drive, which is designated as a Major Arterial in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development.</p>

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:	
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 is not located within any Historic Overlay District nor any other special designation areas.
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.	None. The area is stable and the surrounding properties have not been rezoned in 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: Primary access is proposed from North Loop Drive, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate for the proposed development. Additionally, there are numerous bus routes providing service to and from the subject property.

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

PUBLIC COMMENT: The subject property lies within the Corridor 20 Civic Association, Mission Valley Civic Association and Save the Valley 21 Association. Notices to these associations were sent by the applicant on January 22, 2022 and follow-up email providing additional information was sent to these same associations on April 7, 2022. Additionally, notices were mailed to property owners within 300 feet of the subject property on April 11, 2022. Furthermore, the applicant met with the representatives of the neighborhood at the site on April 16, 2022. As of June 14, 2022, the planning division received one (1) email and five (5) letters in support and one (1) email and one (1) letter in 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.
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. Neighborhood Notification Boundary Map
3. Generalized Plot Plan
4. Department Comments
5. **Public Input**

ATTACHMENT 1



ATTACHMENT 4

Planning and Inspections Department - Planning Division

1. Staff will be recommending to provide a 10' landscape buffer along all property boundaries abutting single-family development.
2. Staff will be recommending to submit a Detailed Site Development Plan application to meet code requirements.
3. Coordinate with Streets & Maintenance Department for TIA requirements.
4. Provide a copy of articles of incorporation to define a designee or verify who can sign on behalf of the owner.
5. Show easements in the conceptual plan if any. Recommend to remove unnecessary bearings from conceptual plan.
6. Coordinate with TXDOT for improvements along North Loop.
7. Coordinate with EPCWID regarding laterals.
8. Staff will be recommending that a minimum 30-foot setback be required along the southwesterly property line and the easterly property line abutting a residential district or use.
9. Staff will be recommending that a minimum 500-foot distance be required between any establishments providing the following:
 - a) On premise consumption of alcohol; and
 - b) Indoor and/or outdoor amplified sound.
10. Staff will be recommending that prior to issuance of building permits, a 6-foot rockwall be constructed along the property lines abutting any residential zoning or use.

Planning and Inspections Department – Plan Review & Landscaping Division

1. The generalized site plan is not being reviewed for conformance due to conceptual nature.
2. 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. 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.
2. 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, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
3. Add general note on rezoning site plan: “The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1).”
4. Coordinate with the Water Improvement District #1 for drainage and access requirements at time of building development.

Fire Department

No adverse comments.

Police Department

No comments.

Environmental Services

No comments received.

Streets and Maintenance Department

TIA is required for this application.

TIA waiver or TIA scoping meeting can be submitted/coordinated with Sergio Reyes at reyesx@elpasotexas.gov

Note: (TIA is deferred to the platting stage)

Sun Metro

No comments received.

El Paso Water

There is an existing 12-inch diameter water main that extends along North Loop Dr. located approximately 13 feet north of the property's northern property line. This main is available for service.

There is an existing 12-inch diameter water main that extends along Yarbrough Dr. located approximately 10 feet west of the property's western property line. This main is available for service.

EPWU records indicate that there is one (1) active 2-inch and one (1) ¾" water meter services serving the subject property. The service addresses for these meters are 8118 North Loop Dr. and 8100 North Loop Dr.

Previous water pressure readings conducted on fire hydrant number 1815 located along North Loop Drive (fronting 8118 North Loop Drive) have yielded a static pressure of 96 pounds per square inch (psi), residual pressure of 86 psi, discharge of 1,486 gallons per minute (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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

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

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main that extends along North Loop Dr., located approximately 22 feet north of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along an easement east of and parallel to the property's western property line. This main is available for service.

Owner/Developer is to grade the subject property to allow sewer service by gravity to the above described sewer mains.

General

Juan Herrera is an El Paso County Water Improvement District No. 1 facility. In the event that permits for installation of water main is required within the right of way. Owner is responsible for permit, survey and consideration fees.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-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. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-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. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

This property might not have been considered when designing the street improvement & drainage system; need to check with TXDOT (since North loop is state maintained).

Texas Department of Transportation

1. Submit construction plans to ELP_access@txdot.gov.
2. Show distances between existing and proposed driveways.

El Paso County Water Improvement District

No comments.

ATTACHMENT 5

Pina, Saul J.

From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Tuesday, April 19, 2022 10:27 AM
To: Pina, Saul J.
Subject: PZRZ22-00001

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from longhorn_1989@hotmail.com. [Learn why this is important](#)

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**.

GM Saul, this is Sylvia Carreon, president of the Mission Valley Civic Association, and want to advise you that this Association does support this application for rezone application by Mr. Ray Mancera. Thank you

Pina, Saul J.

From: mcherokee1989 <mcherokee1989@yahoo.com>
Sent: Wednesday, April 20, 2022 2:33 PM
To: Pina, Saul J.
Subject: Case no. PZRZ22-00001 8100 North Loop Dr.

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Sent from my T-Mobile 5G Device
Mario Mucino and Jasmin Mucino
8148 Tierra Verde Dr.
El Paso TX. 79907

Case Number: PZRZ22-00001 8100 NORTH Loop Dr.

I oppose the change of zoning

Can you grandfather me as residential, so that we are not affected by this change please. My wife and I were left without a job last year due to pandemic issues, we opened our own business and are struggling to maintain a steady income. As we all know taxes are going up and also the price of basic needs keeps getting higher. I do not want to be affected by this change, please take in consideration our position and our status. Thank you for your consideration.

April 20, 2022

Members of the City Planning Division,

RE: Case: #PZRZ22-00001-North Loop Dr.

Hello, I am Mary DiBonito and I am also representing my father Fred Ward of Fred Ward General Contracting. Our property is 8117 Tierra Verde Dr. directly behind 8100 North Loop. Mr. Ward has owned his home for over 60 years. My father has been a General Contractor serving El Paso for those 60 plus years. We are requesting special conditions be applied to this zoning request because the changes in the C2 zoning will diminish our quality of life.

I speak from experience of the difficulties of managing commercial centers with late night businesses and restaurant's such as Burger King and stores like El Supper and the like. We currently manage on the East side and Northeast. Here are routine issues we have encountered that will create a nuisance and diminish our quality of life unless special restrictions are applied.

1. The smell from the restaurants like a Burger King with an exhaust stack will bring negative smells into our living spaces. Some of us who are vegetarians will be forced to smell meat all day and night.
2. Restaurants bring a large increase in noise, including early mornings and late night customers sitting in lines, honking horns, playing loud music. There will be large delivery trucks and garbage truck pick up. The delivery and garbage trucks will be behind the center at the rear of the buildings and closest to our properties.
3. Restaurants bring rotting food and trash that will be littered all over the centers and around the dumpsters. There will be grease buckets which attract bugs, rats and strays and remit foul odors.
4. There are also safety issues. Late night businesses will be bringing people that would not necessarily be in our area. They will have access by simply walking up the ditch or going over the fence. It brings vagrants, vandalism, break- ins and people sleeping in vehicles. The police will need to be called to enforce these types of issues.
5. The excess lighting will be bothersome keep it bright morning and night, drawing bugs and crickets to our properties.

This constant commotion will become a daily issue in our lives and in our small neighborhood, increasing our stress and increasing the need for further safety measures.

This is what we request:

1. We request zoning and restrictions that would restrict late night restaurants, bars and alcohol. More in the line of a Starbucks rather than a Burger King
2. The rock wall fence dividing the properties should be no shorter than 10 ft. tall to buffer the noise, reduce some odors and for safety.
3. Leave the pine trees and as many trees as possible to buffer the noise.
4. We request business or office spaces that close no later than 10 PM. with no outdoor music or drinking allowed and no outdoor intercoms.

Thank you for your consideration,

Fred G. Ward and Mary DiBonito
8117 Tierra Verde Dr. El Paso, Texas 79907
(512) 934-3235

LETTER IN SUPPORT OF REZONING 8100 N LOOP

April 13, 2022

City of El Paso
300 N Campbell
El Paso, Texas 79901

REF: Rezoning 8100 N Loop. Case No PZRZ22-00001

To City of El Paso,

This is to inform you that I am in favor or have no opposition rezoning 8100 N Loop from R-3 to C-2. I understand the proposed land use is a retail center.

The property is located and fronts a Texas State Highway. There is already existing C-1 to C-4 zoning along N Loop and near this property. Thank you.

RAFAEL SALAS
Name

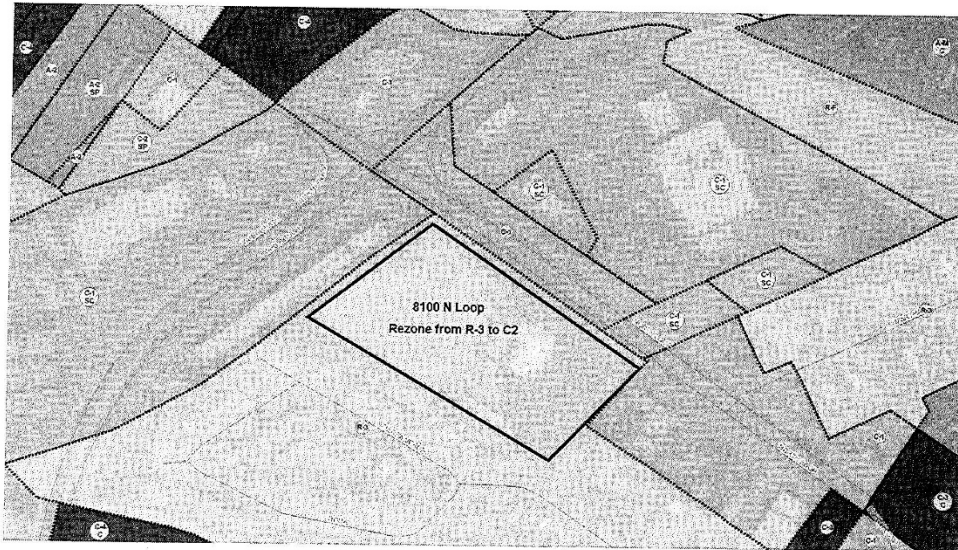
Rafael Salas
Signature

VICTOR SALAS
Name

[Signature]
Signature

8101 TIENKA VERDE DRIVE
Address: El Paso, Texas 79915

(915) 534-7252
Phone



LETTER IN SUPPORT OF REZONING 8100 N LOOP

8103 Tierra Verde

April 13, 2022

City of El Paso
300 N Campbell
El Paso, Texas 79901

REF: Rezoning 8100 N Loop. Case No PZRZ22-00001

To City of El Paso,

This is to inform you that I am in favor or have no opposition rezoning 8100 N Loop from R-3 to C-2. I understand the proposed land use is a retail center.

The property is located and fronts a Texas State Highway. There is already existing C-1 to C-4 zoning along N Loop and near this property. Thank you.

Norma Chasco
Name

N Chasco
Signature

Ramiro Gutierrez
Name

Ramiro Gutierrez
Signature

8103 Tierra Verde Dr. (915) 703-8893
Address: El Paso, Texas 79915 Phone



LETTER IN SUPPORT OF REZONING 8100 N LOOP

April 13, 2022

8105 Tierra Verde

City of El Paso
300 N Campbell
El Paso, Texas 79901

REF: Rezoning 8100 N Loop. Case No PZRZ22-00001

To City of El Paso,

This is to inform you that I am in favor or have no opposition rezoning 8100 N Loop from R-3 to C-2. I understand the proposed land use is a retail center.

The property is located and fronts a Texas State Highway. There is already existing C-1 to C-4 zoning along N Loop and near this property. Thank you.

JUAN GALAVIZ
Name

[Signature]
Signature

Beha Galaviz
Name

[Signature]
Signature

8105 Tierra Verde Dr
Address: El Paso, Texas 79915

(915) 592-5981
Phone



LETTER IN SUPPORT OF REZONING 8100 N LOOP

April 13, 2022

City of El Paso
300 N Campbell
El Paso, Texas 79901

8107 Tierra Verde

REF: Rezoning 8100 N Loop. Case No PZRZ22-00001

To City of El Paso,

This is to inform you that I am in favor or have no opposition rezoning 8100 N Loop from R-3 to C-2. I understand the proposed land use is a retail center.

The property is located and fronts a Texas State Highway. There is already existing C-1 to C-4 zoning along N Loop and near this property. Thank you.

MARTHA CHAVEZ
Name

Martha Chavez
Signature

Name

Signature

8107 TIERRA VERDE
Address: El Paso, Texas 79915

(915) 621-9597
Phone



LETTER IN SUPPORT OF REZONING 8100 N LOOP

April 13, 2022

8109 Tierra Verde

City of El Paso
300 N Campbell
El Paso, Texas 79901

REF: Rezoning 8100 N Loop. Case No PZRZ22-00001

To City of El Paso,

This is to inform you that I am in favor or have no opposition rezoning 8100 N Loop from R-3 to C-2. I understand the proposed land use is a retail center.

The property is located and fronts a Texas State Highway. There is already existing C-1 to C-4 zoning along N Loop and near this property. Thank you.

Patricia Ortiz
Name

Signature

Patricia Ortiz
Name

Patricia Ortiz
Signature

8109 Tierra Verde
Address: El Paso, Texas 79915

915-595-6440
Phone

