

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



**DEPARTMENT / COUNCIL OFFICE:**

**AGENDA DATE:**

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:**

**PHONE NUMBER:**

**2nd CONTACT PERSON NAME:**

**PHONE NUMBER:**

**DISTRICT(S) AFFECTED:**

**AGENDA ITEM:**

**ISSUE STATEMENT:**

**BACKGROUND:**

**COUNCIL OPTIONS:**

**COMMITTEE REVIEW AND/OR RECOMMENDATION:**

**COMMUNITY AND STAKEHOLDER OUTREACH (if applicable, as an attachment) – please include:**

**RELATED CITY POLICIES:**

**PRIOR COUNCIL ACTION:**

**LEGAL REVIEW:**

*Legal counsel reviewed as a part of Council packet*

*Legal counsel reviewed in advance of packet as an individual item*

**AMOUNT AND SOURCE OF FUNDING:**

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

NAME	AMOUNT (\$)

**ATTACHMENTS:**

**FOR MORE INFORMATION:**

---

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**SIGNATURE:**

*Kevin Smith*

for Philip Etiwe

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 1 THROUGH 17, PALMDALE ACRES, AS FILED IN VOLUME 12, PAGE 9 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND A PORTION OF VACATED DAIRY ROAD, BLOCK 20, YSLETA GRANT, 7321 NORTH LOOP DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) 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 A portion of Tracts 1 through 7, Palmdale Acres, as filed in Volume 12, Page 9 of the Plat Records of El Paso County, Texas, and a portion of Vacated Dairy Road, Block 20, Ysleta Grant, 7321 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-F (Ranch and Farm)** 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 intensity** 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') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to Ranch and Farm zone districts.*
2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
  - *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
  - *Providing outdoor amplified sound.*

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 \_\_\_\_\_, 2026.

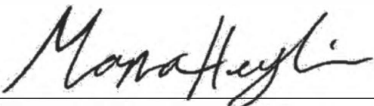
**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Renard U. Johnson  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Mona M. Heydarian  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

 for  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

Exhibit "A"

METES AND BOUNDS DESCRIPTION

7321 NORTH LOOP DRIVE  
EXHIBIT "A"

A 13.1090 ACRE PARCEL SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF TRACTS 1 THROUGH 17, PALMDALE ACRES, AS FILED IN VOLUME 12, PAGE 9 OF THE PLAT RECORDS OF EL PASO COUNTY AND A PORTION OF VACATED DAIRY ROAD, BLOCK 20, YSLETA GRANT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) BRASS CAP MONUMENT FOUND AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF SAID PALMDALE ACRES AND THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE;

THENCE, LEAVING THE EAST BOUNDARY OF SAID TRACT 1 AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 62°37'00" WEST, A DISTANCE OF 69.69 FEET TO A TXDOT BRASS CAP MONUMENT FOUND FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 57°44'00" WEST, A DISTANCE OF 906.17 FEET TO A TXDOT BRASS CAP MONUMENT FOUND FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 52°24'35" WEST, A DISTANCE OF 69.69 FEET TO A TXDOT BRASS CAP MONUMENT FOUND ON THE BOUNDARY LINE COMMON TO SAID TRACTS 11 AND 12 FOR THE SOUTH SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE AND FOLLOWING THE BOUNDARY LINE COMMON TO SAID TRACTS 11 AND 12, NORTH 44°33'39" EAST, A DISTANCE OF 178.22 FEET TO A 1/2 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE, LEAVING THE BOUNDARY LINE COMMON TO SAID TRACTS 11 AND 12, NORTH 57°33'40" WEST, A DISTANCE OF 285.53 FEET TO 1/2 INCH REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF HAWKINS BOULEVARD FOR THE WEST SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, FOLLOWING THE EAST RIGHT-OF-WAY LINE OF HAWKINS BOULEVARD, NORTH 34°05'48" EAST, A DISTANCE OF 234.20 FEET TO A POINT AND BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF HAWKINS AND FOLLOWING THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,533.37 FEET, A CENTRAL ANGLE OF 05°49'18", AN ARC LENGTH OF 155.80 FEET AND WHOSE LONG CHORD BEARS NORTH 33°55'37" EAST, A DISTANCE OF 155.74 FEET TO AN ANGLE POINT ON THE NORTH BOUNDARY LINE OF SAID PALMDALE ACRES FOR THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF HAWKINS BOULEVARD AND FOLLOWING THE NORTH BOUNDARY LINE OF SAID PALMDALE ACRES, SOUTH 56°25'44" EAST, A DISTANCE OF 363.62 FEET TO A 1/2 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID PALMDALE ACRES, SOUTH 49°35'15" EAST, A DISTANCE OF 622.04 FEET TO AN ANGLE POINT, IDENTICAL TO THE NORTHEAST CORNER OF SAID PALMDALE ACRES;

THENCE, LEAVING SAID PALMDALE ACRES, SOUTH 45°14'50" EAST, A DISTANCE OF 45.90 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE E.P.E.C UTILITY EASEMENT AS DESCRIBED IN BOOK 3787, PAGE 1327, EL PASO COUNTY DEED RECORDS FOR THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, FOLLOWING THE EAST BOUNDARY OF SAID E.P.E.C. UTILITY EASEMENT, SOUTH 00°23'58" EAST, A DISTANCE OF 525.11 FEET TO A TXDOT BRASS CAP MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE FOR THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, LEAVING THE EAST BOUNDARY LINE AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 89°04'02" WEST, A DISTANCE OF 32.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13.1090 ACRES (571,027.11 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

CARLOS M. JIMENEZ  
R.P.L.S. 3950  
FIRM# 10099300

CAD CONSULTING CO.  
1790 N. LEE TREVINO DR., STE. 309  
EL PASO, TX 79936  
915-633-6422

DATE: 02-20-25



# BOUNDARY AND IMPROVEMENT SURVEY

7321 NORTH LOOP DRIVE  
 A PORTION OF TRACTS 1 THROUGH 17, PALMDALE ACRES, AS FILED IN  
 VOLUME 12, PAGE 9 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS  
 AND A PORTION OF VACATED DAIRY ROAD, BLOCK 20, YSLETA GRANT  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 571,027.11 SQ. FT. OR 13.1090 ACRES ±

**METES AND BOUNDS DESCRIPTION**

A 13.1090 ACRE PARCEL SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF TRACTS 1 THROUGH 17, PALMDALE ACRES, AS FILED IN VOLUME 12, PAGE 9 OF THE PLAT RECORDS OF EL PASO COUNTY AND A PORTION OF VACATED DAIRY ROAD, BLOCK 20, YSLETA GRANT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE, LEAVING THE EAST BOUNDARY OF SAID TRACT 1 AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 42°37'00" WEST, A DISTANCE OF 69.69 FEET TO A TxDOT BRASS CAP MONUMENT FOUND FOR AN ANGLE POINT;

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THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH LOOP DRIVE, NORTH 52°24'35" WEST, A DISTANCE OF 69.69 FEET TO A TxDOT BRASS CAP MONUMENT FOUND ON THE BOUNDARY LINE COMMON TO SAID TRACTS 11 AND 12 FOR THE SOUTH-SOUTHWEST CORNER OF THE PARCEL, HEREIN DESCRIBED;

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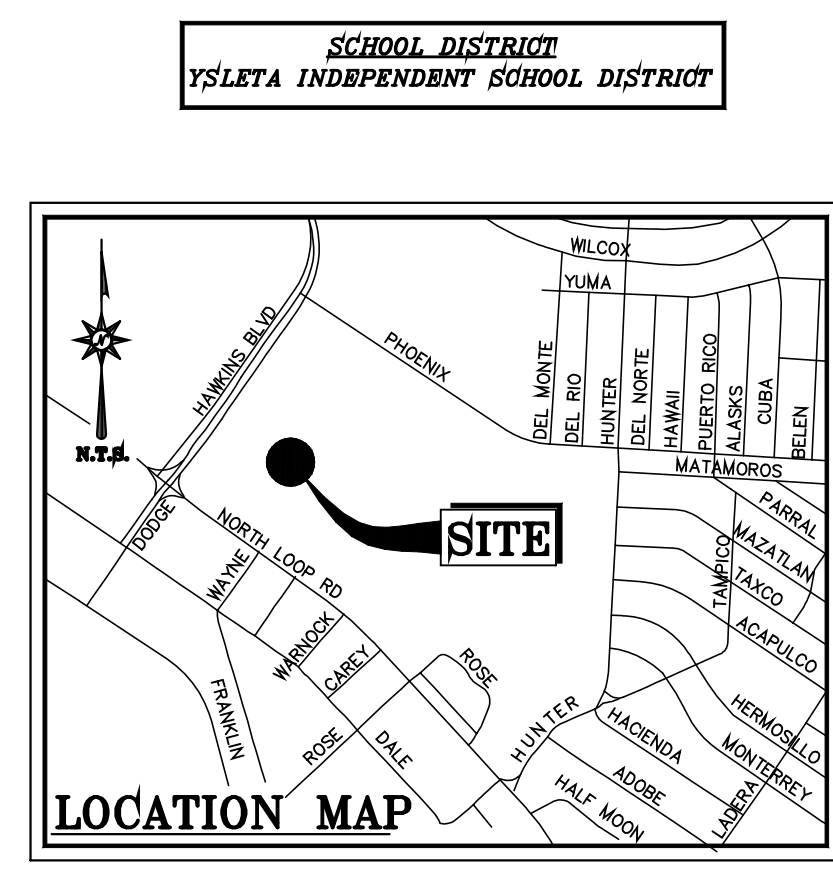
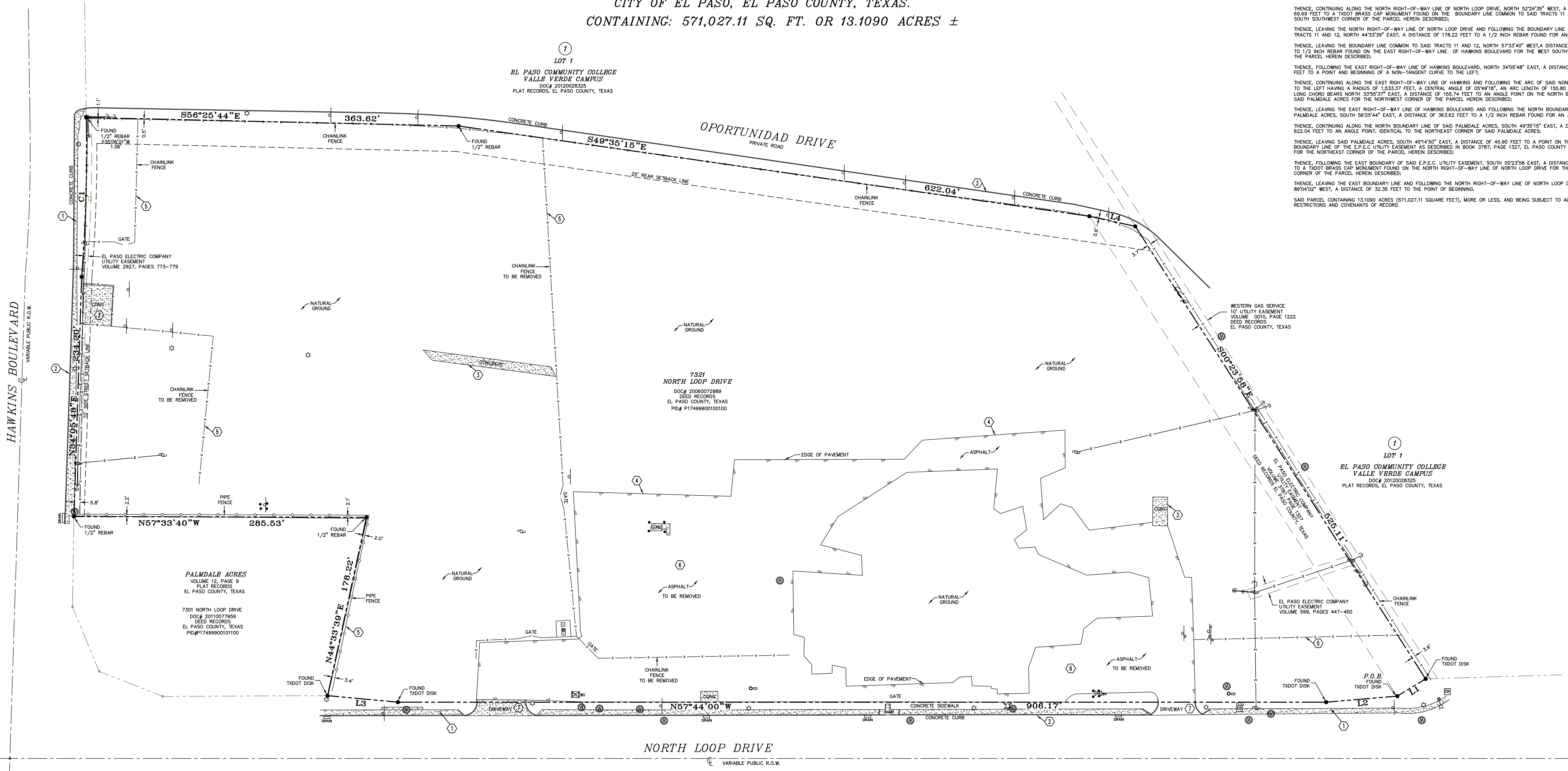
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**LEGEND**

- ☆ = LIGHT POLE
- ⊕ = WATER METER
- ⊙ = MANHOLE
- ⊕ = FIRE HYDRANT
- ⊕ = SIGN
- ⊕ = TEL. BOX
- ⊕ = WATER BOX
- ⊕ = ELECTRIC BOX
- ⊕ = TRAFFIC LIGHT
- ⊕ = DRAIN
- ⊕ = POWER POLE
- ⊕ = GUY WIRE
- ⊕ = CLEAN OUT
- ⊕ = GAS SIGN
- ⊕ = WATER VALVE
- ⊕ = OVERHEAD ELECTRIC
- ⊕ = ROCKWALL
- ⊕ = FENCE
- ⊕ = PIPE FENCE

**KEYED NOTES**

1. EXISTING SIDEWALKS
2. EXISTING CONC. CURB
3. EXISTING CONCRETE
4. EXISTING PAVEMENT
5. EXISTING FENCE
6. EXISTING ASPHALT PAVEMENT
7. EXISTING DRIVEWAY

**LINE TABLE**

LINE	LENGTH	BEARING
L1	32.35	N89°04'02"W
L2	69.69	N62°37'00"W
L3	69.00	N52°24'35"W
L4	45.90	S45°14'50"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	155.80	1533.37	5°49'18"	N33°53'37"E	155.74

**PROPOSED ZONING**

**C-4 COMMERCIAL DISTRICT - ZONING INFORMATION**  
**YARD AND LOT AREA STANDARDS:**

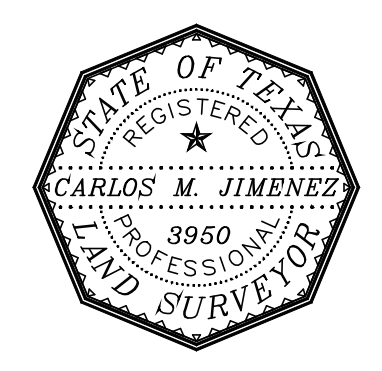
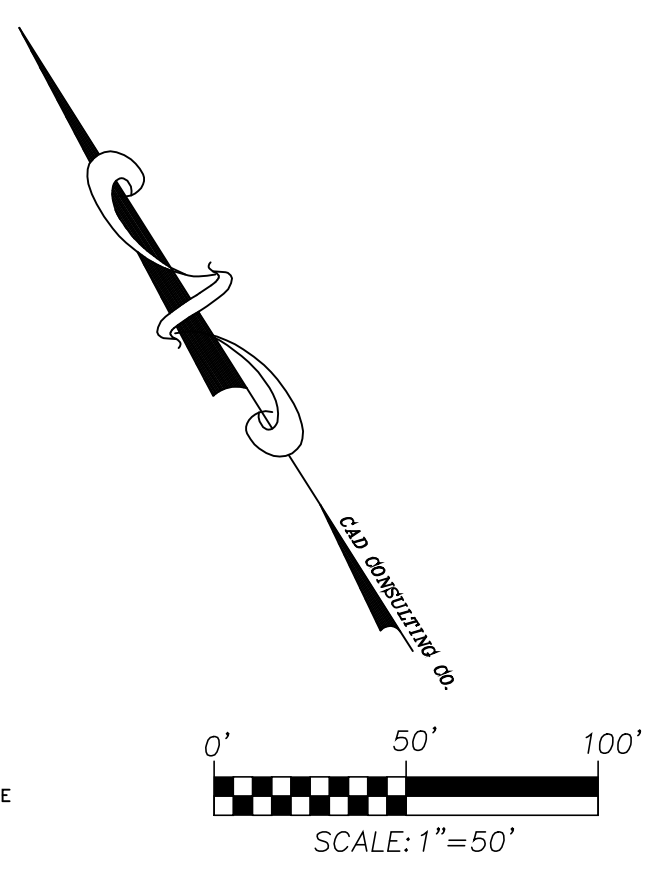
1. ALL BUILDINGS SHALL HAVE A MINIMUM FRONT YARD OF ZERO FEET, REAR YARD OF TWENTY FIVE FEET AND A SIDE YARD OF TEN FEET WHEN ADJACENT TO A RESIDENTIAL OR APARTMENT DISTRICT OR WHEN ADJACENT TO A SIDE STREET, EXCEPT THAT FOR MULTIFAMILY DWELLINGS THE MINIMUM YARD STANDARDS SHALL BE:
  1. FRONT YARD: ZERO FEET;
  2. REAR YARD: TWENTY-FIVE FEET;
  3. INTERIOR SIDE YARD: FIVE FEET UNLESS ADJUTING A RESIDENTIAL OR APARTMENT DISTRICT IT WILL BE TEN FEET;
  4. SIDE STREET SIDE YARD: TEN FEET.

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**CAD CONSULTING COMPANY**  
 1790 LEE TRAVINO DRIVE SUITE 309  
 EL PASO, TEXAS 79936  
 TEL(915) 633-6422 FAX(915) 633-6424

**SURVEYOR NOTES:**

1. THIS TRACT LIES IN WITHIN FLOOD ZONE "X-SHADED" AREAS OF 0.2% ANNUAL CHANCE OF FLOOD", PANEL #480214-0041-C, DATED FEBRUARY 16, 2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE-GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



**CERTIFICATION**

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.S.D. No. 3950  
 FRI#4 10099300

# 7321 North Loop

City Plan Commission — March 26, 2026

REZONING



<b>CASE NUMBER:</b>	<b>PZRZ25-00012</b>
<b>CASE MANAGER:</b>	Jose Beltran, (915) 212-1607, <a href="mailto:BeltranJV@elpasotexas.gov">BeltranJV@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Farmers Select LLC
<b>REPRESENTATIVE:</b>	CAD Consulting Co.
<b>LOCATION:</b>	7321 North Loop Dr. (District 3)
<b>PROPERTY AREA:</b>	13.10 acres
<b>REQUEST:</b>	Rezone from R-F (Ranch and Farm) to C-2 (Commercial)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Two (2) phone calls of inquiry received as of March 19, 2026

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the use of office warehouses.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to Ranch and Farm zone districts.*
2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*
3. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
  - *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
  - *Providing outdoor amplified sound.*

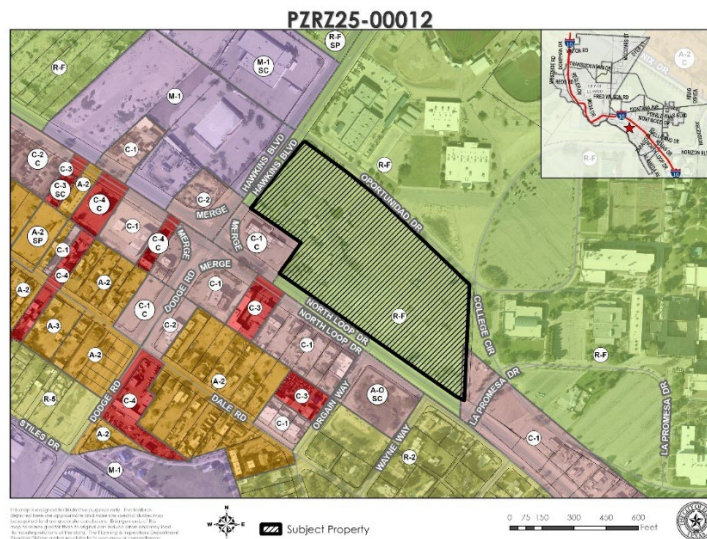


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-2 (Commercial) to allow for the use of office warehouses. The subject property is approximately 13.10 acres in size and is currently vacant. The conceptual site plan shows the proposed structures and parking areas. The site plan is not being reviewed for compliance under Title 20 of the El Paso City Code and is non-binding.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is consistent with adjacent commercial uses and zoning districts in the area. Properties to the west and across Hawkins Boulevard consist of a convenience store with gas pumps, a contractor’s yard, and a professional office zoned C-1/c (Commercial/conditions), C-2 (Commercial) and M-1 (Light Manufacturing). To the north and east is the El Paso Community College – Valle Verde Campus that is zoned R-F (Ranch and Farm) as well as a vacant lot zoned C-1 (Commercial). To the south across North Loop Drive are properties zoned C-1 (Commercial), C-3 (Commercial), and A-O/sc (Apartment/Office/special contract), consisting of a restaurant, retail, a vacant lot, single-family dwellings, and an automotive repair garage. The proposed zoning district will maintain compatibility with existing surrounding zoning districts that are of similar intensity. The nearest school is the Valle Verde Early College High School which is 0.1 miles away and the closest park is Stiles Park located 0.35 miles away.

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G4, Suburban (Walkable):</b> 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 subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed zoning is compatible with the future land use designation as it will provide additional commercial uses to serve the surrounding area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-2 (Commercial) District:</b> 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>The proposed C-2 (Commercial) zoning district with proposed conditions will integrate with adjacent C-1 (Commercial) zone districts, and nearby C-2 (Commercial), A-O/sc (Apartment/Office/special contract), and C-3 (Commercial) zoning districts in the surrounding area. The proposed zoning district will be compatible with the area by integrating with higher and lower intensity zoning districts and serving as a transitional buffer from higher intensity industrial uses to the west with lower intensity residential uses to the south.</p>
<p><b>Preferred Development Locations:</b> 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>The subject property is abutting North Loop Drive and Hawkins Boulevard which are classified as major arterials, respectively, in the City of El Paso’s Major Thoroughfare Plan (MTP). The rezoning of the property will allow for the integration of new commercial uses, making them more accessible to nearby residential areas.</p>

<b>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:</b>	
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> 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 any Historical Districts or Study Area Plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts to the surrounding area. The rezoning will introduce additional commercial uses to serve the surrounding areas. Prior to the approval of a detailed site development plan, the Traffic Engineer will evaluate the site and may require the review and approval of a Traffic Impact Analysis (TIA).
<b>Natural Environment:</b> Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is currently inactive farmland and vacant open land.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable, with no rezonings in the past 10 years.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The current R-F (Ranch and Farm) zoning district is no longer suitable given that the surrounding area is mainly comprised of higher intensity, non-agricultural land uses.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the subject property is proposed from North Loop Drive and Hawkins Boulevard, which are roadways classified as major arterials in the City of El Paso’s Major Thoroughfare Plan (MTP) and are appropriate for commercial development. In addition, sidewalks are currently present along North Loop Drive and Hawkins Boulevard. There are currently three (3) bus stops located within walking distance (0.25 miles) with the closest bus stop located 0.1 miles away on North Loop Drive.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** The proposed conditions are being incorporated to ensure compatibility with commercial uses and safeguard neighboring properties from possible negative impacts.

**PUBLIC COMMENT:** The subject property lies within the boundaries of the Rosedale Neighborhood Association, the Mission Valley Civic Association, and the Corridor 20 Civic Association. Public notices were sent to properties within 300 feet of the subject property on March 13, 2026. As of March 19, 2026, the Planning Division has received two (2) phone calls of inquiry 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:

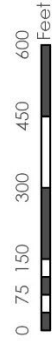
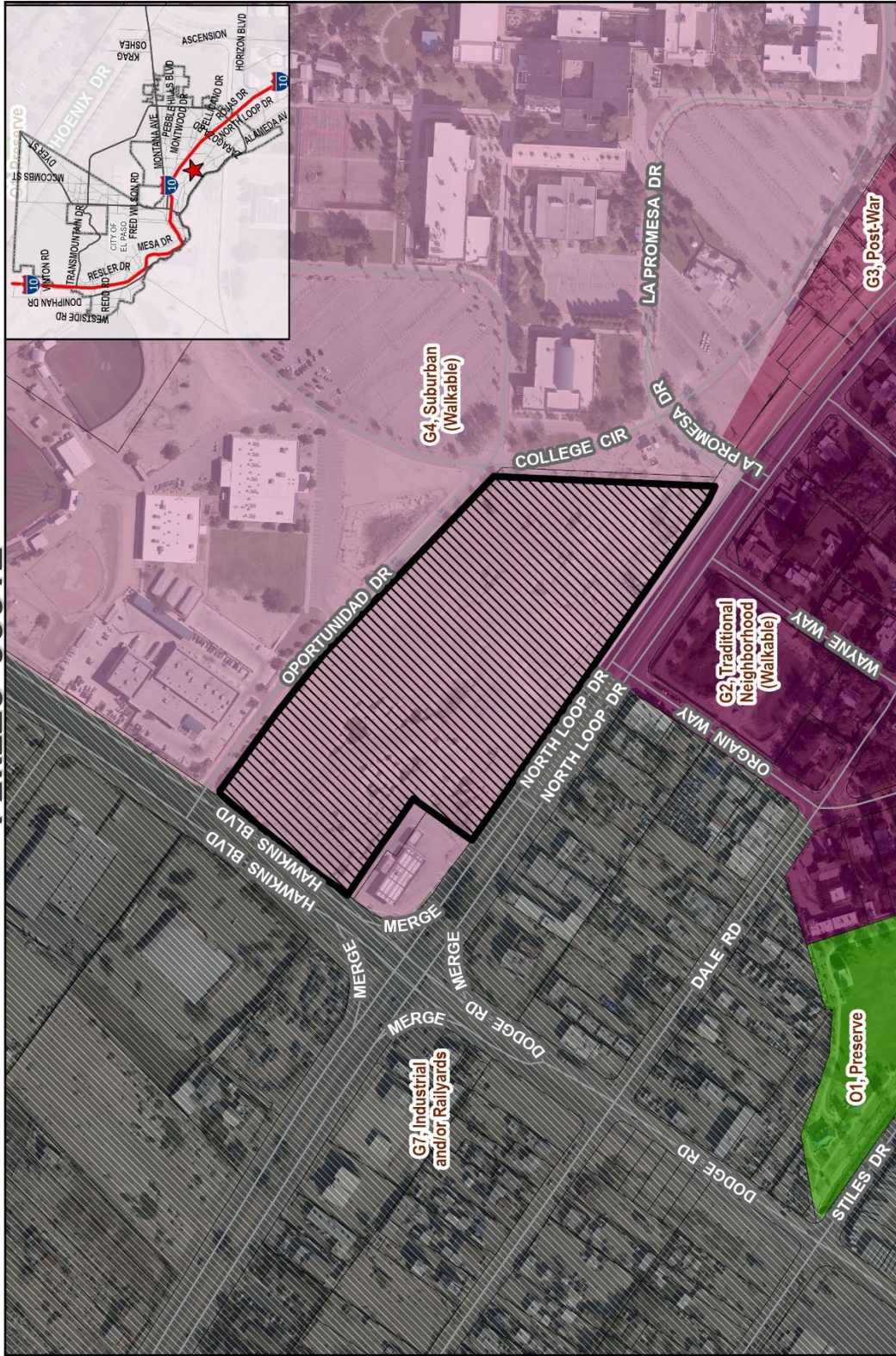
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZRZ25-00012



 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 incorrect conclusions. The City of El Paso Planning Department Planning Division makes no claim to its accuracy or completeness.



# **ATTACHMENT 3**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation. The conditions are as follows:

1. *That a ten-foot (10') landscaped buffer with large or medium native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to Ranch and Farm zone districts.*
2. *That a detailed site development plan shall be approved per City of El Paso Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the Detailed Site Development Plan review, an approved Traffic Impact Analysis (TIA) may be required by the Traffic Engineer.*
3. *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.*

## **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 discharge location(s) for all storm-water runoff into on site ponding. Label pond if "Private Pond".

Provide drainage area plan for pond design capacity accounting for proposed area being developed. The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

The code encourages the use of nonstructural storm water management such as the preservation of greenspaces, rain water harvesting within landscape areas, 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 to be addressed at the permitting stage.**

## **Fire Department**

No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

**Sun Metro**

No comments received.

**Streets and Maintenance Department**

**Traffic & Transportation Engineering**

Streets and Maintenance Traffic engineering approves the request to impose a condition for a TIA to be required at the Detailed Site Development Plan stage.

**Streets Lighting:**

Street Lights Department does not object to this request.

North Loop Dr. (FM 76) is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

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.

**Signs and Markings:**

If encroaching on City of El Paso Right-Of-Way:

All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.

Please contact and coordinate with property/ROW-owning entities and all utility companies for any work done within/adjacent to respective ROW/systems infrastructure. North Loop Dr. is a TxDOT ROW.

Contractor is responsible in obtaining all applicable permits not limited to:

1. Building Permit
2. Electrical Permit
3. Paving Cut
4. Traffic Control

Traffic Control Plan (TCP) to include pedestrian detour path.

### **El Paso Water**

EPWater-PSB does not object to this request.

### **Water**

There is an existing 12-inch diameter water main that extends along the north side of North Loop Dr. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along the west side of Hawkins Blvd. This water main is available to provide service.

According to EPWater records, there is currently a 6-inch water service for this property with service address of 7321 North Loop Dr.

Previous water pressure reading from fire hydrant # 9078, last tested on 9/16/25, fronting 7321 North Loop Dr., yielded a static pressure of 98 psi, a residual pressure 95 psi and a discharge of 750 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 extending along the north side of North Loop drive approximately 18-feet south of and parallel to the north right of way line. This main is available to provide service.

There is an existing 12-inch diameter sanitary sewer main extending along the west side of Hawkins Blvd. This main is available for service.

### **General**

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

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> 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:**

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

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. 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.

The proposed ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

### **El Paso County 911 District**

No comments received.

**Texas Department of Transportation**

Relocate driveways a minimum 305' away from the neighboring access points. The existing driveways will not be allowed to remain as existing, since they do not meet current access spacing minimum requirements as per the table attached on page 3. Please resubmit a revised layout for TXDOT approval.

**Note: Comments to be addressed at the detailed site development plan and permitting stage.**

**El Paso County Water Improvement District #1**

EPCWID has no comments or objections.

**El Paso Electric**

Please add a 15' wide utility easement along the property boundary from Hawkins Blvd. and N Loop Dr.

**El Paso County 911 District**

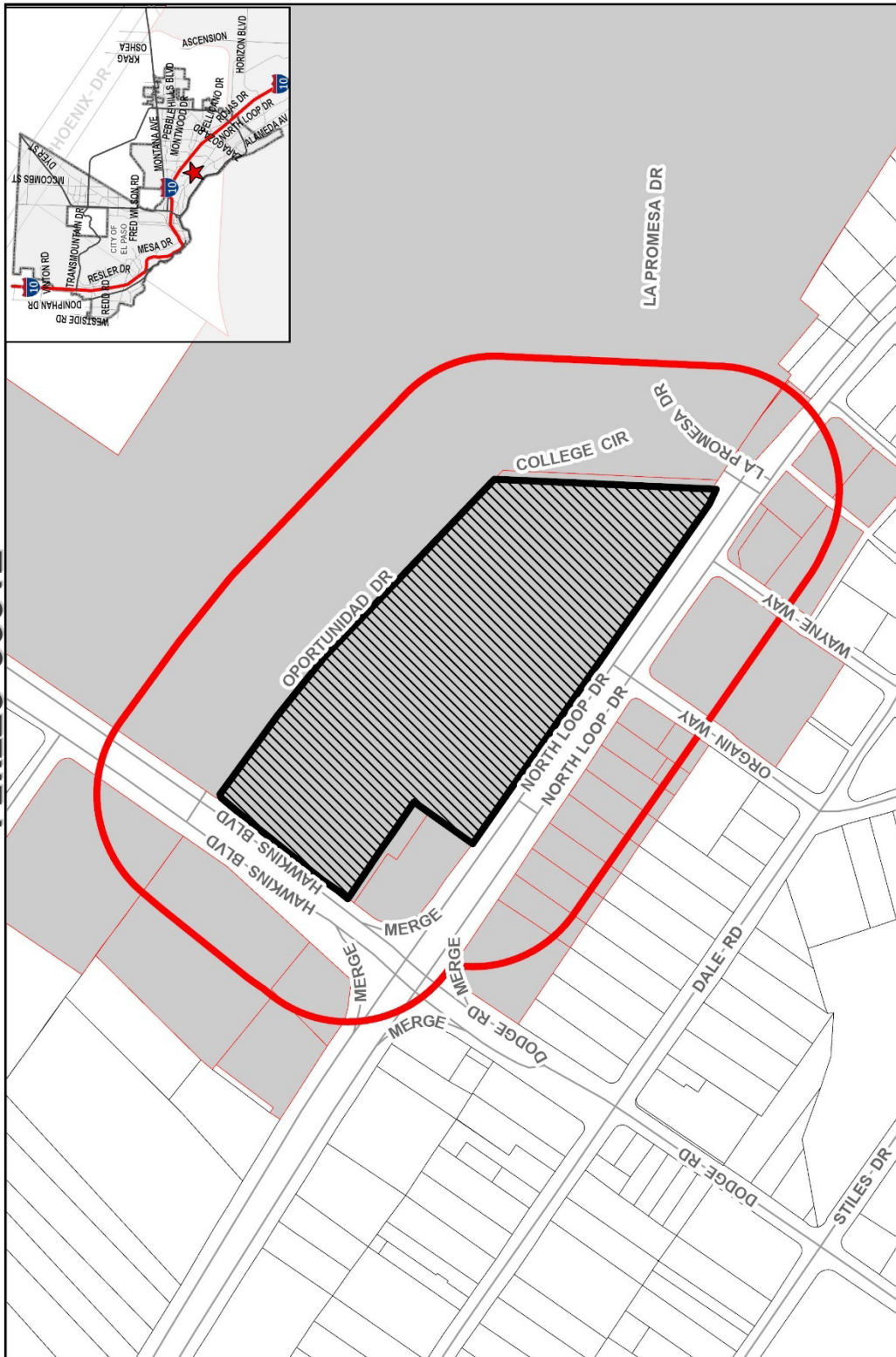
The 911 District has no comments or concerns regarding this rezoning.

**Texas Gas Service**

Texas Gas Service has an active service line at 7321 North Loop.

# ATTACHMENT 4

PZRZ25-00012



 Subject Property  
 300 Feet Notice Area  
 Notified Properties

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